

URBANUPGRADE & NEWINFILLS

2 GRANVILLE CRESCENT SW | FEATURES & UPGRADES

MAIN FEATURES

- Full-sized 60' x 100' Lot in Glendale across from Greenspace
- 2-Storey Estate-Level Detached Home
- Oversized Double Attached Rear Garage: Insulated & Drywalled
- 5,418 Square Feet of Developed Living Space (3,829 Square Feet Above Grade)
- 5 Bedrooms (4 Up/1 Down), 4.5 Bathrooms
- Fully Developed Basement
- Solid Core Doors & High-Profile Baseboards Throughout
- Extensively Upgraded with an Estimated Rebuild Cost of \$3M+

MAIN FLOOR

- Flat-Painted Ceilings with Crown Mouldings Throughout
- Site-Finished Solid Hardwood Flooring Throughout
- Built-in Speakers in Kitchen and Living Room
- Spacious Front Foyer Area
- Front Office with Sliding Barn Doors, Large Windows, Coffered Ceilings, Custom Built-in Desk & Shelving
- Living Room with Panelled Feature Wall, Gas Fireplace with Quartz Border & Wood Mantle and Oversized Windows
- Powder Room with Custom Vanity with Quartz & Undermount Sink, Wall-mounted Plumbing Fixtures, Designer Light Fixtures, and Gorgeous Modern Wallpaper
- Rear Mudroom with Tile Floors, Built-in Lockers with Hooks and Drawers, 2 Large Built-in Closets, Direct Access to Double Attached Garage

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KITCHEN & DINING

- Premium Stainless Steel Appliance Package including Thermador Fridge/Freezer, Dual Thermador Built-in Wall Ovens, 36" Thermador Gas Cooktop, Thermador Hood Fan, and Asko Dishwasher
- Custom High-End Cabinetry with Extensive Drawers, Integrated Organizers, Pull-Out Garbage & Recycling, and Display Shelving
- Oversized Island with Marble Countertops, Bar Seating, and Dual Stainless Steel Undermount Sinks with Garburator
- Walk-in Pantry with Extensive Shelving and Panasonic Microwave
- Butler's Pantry with Quartz Countertops, 2 Marvel Beverage Fridges, Stainless Steel Sink, Tile Backsplash, Display Shelving & Extensive Cabinetry Storage
- Formal Dining Area with Sliding Glass Doors & Pocket Door, Multiple Windows, Coffered Ceilings, Designer Lighting Fixture & Modern Built-in Shelving
- Dining Nook with Feature Wall, Designer Lighting Fixture, Oversized Windows and Access to Backyard Patio via Dual Glass Doors

UPPER FLOOR

- Stairwell with Hardwood Flooring and Wainscoting Detail
- Extra-Wide Upper Hallway with Wainscoting Detail
- Flat Painted Ceilings & Solid Hardwood Flooring Throughout
- First Spare Bedroom Offers Vaulted Ceiling, Window Overlooking the Front Yard/Greenspace Street, Walk-in Closet with Custom Organizers, Private Ensuite with Tile Flooring, Large Vanity with Quartz Counters, Tiled Feature Wall & Fully Tiled Shower with Glass Enclosure
- Two Other Spare Bedrooms with Walk-in Closets with Custom Organizers Share a Jack & Jill 5-Piece Bathroom with Tile Flooring, Oversized Vanity with Dual Undermount Sinks, Marble Counters, Extensive Storage, Tiled Wall with Floating Vanity Mirrors, Fully Tiled Tub/Shower
- Laundry Room with Folding Counter, Sink, Built-In Cabinetry with Hanging Rod, Samsung Side-by-Side Washer & Dryer, and Laundry Basket Storage
- Reading Nook with Window Bench, Vaulted Ceiling with Window Overlooking the Front Yard/Greenspace & Wainscoting Detail

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PRIMARY QUARTERS

- Primary Bedroom Features Vaulted Ceilings & Oversized Windows
- Primary Ensuite Features Heated Herringbone Tile Flooring, Make-up Station, Oversized Vanity with Dual Undermount Sinks, Marble Countertops, Tiled Feature Wall with Floating Mirrors, Private Water Closet, Free Standing Soaker Tub & Fully Tiled Steam Shower with Glass Enclosure
- Enormous Walk-in Closet with Folding Counter, Extensive Built-ins and Drawers

BASEMENT

- 9' Flat Painted Ceilings with Extensive Pot Lighting
- Zoned In-Floor Heat Throughout (3 Zones)
- Large Recreation/Entertainment Room with Projector, Screen & Built-in Surround Sound
- Gym/Sports Room or 6th Bedroom with Puck Board Protection, Window and Extra Storage Closet
- Under the Stairs Play Area with Chalkboard Wall and Dutch Door
- Guest Bedroom with Large Window and Oversized Closet
- 3-Piece Bathroom with Floating Vanity with Undermount Sink, Quartz Counters, Vanity Mirror with Wall Sconces and Fully Tiled Shower

EXTERIOR

- Acrylic Stucco, Wood Shake & Cultured Stone
- Timeless Stucco, Wood Shake and Stone Façade with Pitched Roof Detailing
- Aggregate Concrete Walkways and Steps
- Two Large Aggregate Concrete Patios, one West and one at the Rear
- Rear Cedar Soffit Detail with Pot Lighting
- Mounted Outdoor Speakers
- Gas Line for BBQ
- Gorgeous Landscaping with Rain Bird Zoned Irrigation System with Timers
- Fully Fenced with Pressure-Treated Wood

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GARAGE

- Oversized Double Attached Garage with Mudroom Access
- Insulated & Drywalled
- Extra Storage Area with Side Door Access to Yard

PLUMBING, HEATING, & ELECTRICAL

- 2 High Efficiency Furnaces with 2 Humidifiers
- Central Air Conditioning Unit
- On-Demand IBC Boiler and Supplementary Hot Water Tank
- Central Vacuum System & Attachments
- Audio Visual Equipment (Sonos)
- Irrigation System

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