

NEWINFILLS

2316 22 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill with LEGAL 2-Bedroom Basement Suite
- Located in Richmond – Minutes to Downtown and Steps to Marda Loop
- 2,722 Square Feet of Total Living Space (1,800 Sq Ft Above Grade)
- Professionally Designed with High-End Finishings Throughout
- Contemporary Exterior with Stucco & Metal Siding
- High Profile, White Lacquered 6" Baseboards & 3.5" Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Upgraded Windows & Doors
- Decora Plugs & Switches Throughout
- Soaring Ceilings Throughout
- Double Detached Garage

MAIN FLOOR

- Soaring 10' Flat Painted Ceilings
- Engineered Oak Hardwood Flooring with Flush Finished Vents
- Spacious Front Foyer with Closet, Built-in Bench & Hooks
- Formal Dining Area with Designer Fixture and Oversized Windows
- Kitchen Featuring 2 Tone White/Wood Grain Cabinetry with Undercabinet Lighting, Quartz Countertops, Quartz Backsplash, Oversized Island with Waterfall Feature, Modern Hardware & Plumbing Fixtures, Extra Shelving/Coffee Station
- Upgraded Stainless Steel Appliance Package, Including Gas Stove and French Door Refrigerator
- Living Room Features Gas Fireplace with Built-in Entertainment Stand and Sliding Glass Door to Rear Deck/Fully Fenced Backyard
- Stylish Powder Room with Floating Vanity and Wainscoting Tile Detail

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- Mudroom with Built-in Millwork Bench and Hooks

SECOND FLOOR

- Engineered Oak Hardwood Flooring in Upper Hallway & Primary Bedroom
- Spacious Primary Quarters Features Vaulted Ceilings and Oversized Windows
- Large Walk-in Closet with Built-in Shelving
- Luxurious 5-Piece Ensuite Features a Freestanding Soaker Tub with a Tiled Feature Wall, Glass and Tiled Shower with a Built-in Bench, Quartz Countertops, Dual Vanities with Undermount Sinks, Undercabinet Lighting, Ceiling-Height Mirror & In-Floor Heating
- Two Additional Bedrooms with Large Windows & Closets with Built-ins
- Full Main Bathroom with Tile Flooring, Extended Vanity with Quartz & Undermount Sink, Ceiling-Height Mirror & Fully Tiled Tub/Shower
- Walk-in Tiled Laundry Room with Quartz Folding Counter, Built-in Cabinetry and Side-by-Side Washer/Dryer

BASEMENT

- Soaring Ceilings with Extensive Pot Lighting
- Luxury Vinyl Plank Flooring with Hydronic In-Floor Heating Throughout
- Open Concept Kitchen with 2 Tone White/Wood Grain Cabinetry with Undercabinet Lighting, Tiled Backsplash, Stainless Steel Appliances, Quartz Countertops, Breakfast Bar Seating & Ample Storage
- Expansive Living Area with Office Area Nook
- 2 Bedrooms with Generous Sized Closets with Built Ins
- 1 Full Bathroom with Extended Vanity, Extra Storage, Quartz Countertops and Fully Tiled Tub/Shower Combo
- In-Suite Laundry Closet Roughed-in
- 2ND Bedroom can be Converted to Extra Storage Room for Upper Unit with Access via Mechanical Room

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PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- Heat Recovery Ventilation Unit (HRV)
- Hydronic In-Floor Heating in Basement
- Hot Water on Demand System
- Radon Mitigation System Rough-in
- 100 Amp Electrical Panel
- Sump Pump

EXTERIOR

- Low Maintenance, Aluminum Panel & Stucco
- Full Landscaped with Deck & Grass
- Pressure Treated Fences & Gates
- Broom Finished Concrete Walkways

WARRANTY & SERVICES

- Backed by the 1-2-5-10-Year New Home Warranty Program

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