

NEWINFILLS

2179 49 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Townhome w/ Fully Developed Basement
- 1,920 Square Feet of Developed Living Space (1,328 Square Feet Above Grade)*
- 4 Bedrooms in Total (3 Up/1 Down)
- Single Detached Garage (Shared)
- Designer Finishes and Lighting Package
- Decora Plugs and Switches Throughout
- Painted Ceilings Throughout
- 8-Ft Interior Passage Doors on All Upper Levels
- Up/Down Blinds Included

MAIN FLOOR

- Wide Plank, Engineered Oak Hardwood Flooring
- Front Foyer w/ Built-In Closet
- Custom Kitchen w/ Shaker Style Cabinetry, Full-Height Tile Backsplash, Central Island, Quartz Countertops and Stainless Steel Appliances
- Built-In Command Centre w/ Extra Storage
- Formal Dining Room w/ Oversized Window
- Living Room w/ Gas Fireplace, Built-Ins and Sliding Glass Door to Rear Patio
- Powder Room w/ Modern Tile Floor, Custom Cabinetry, Quartz Countertop, Undermount Sink and Pendant Light

UPPER FLOOR

- Upgraded Carpet Flooring
- Masters Quarters w/ Custom Walk-in Closet and Private Ensuite Bathroom
- Ensuite Features In-Floor Heat, Fully Tiled Shower w/ 10mm Glass Door, Dual Sinks, and Quartz Countertops
- Main Bathroom w/ Quartz Countertop, Undermount Sink, Tile Flooring and Full-Height Tile Tub Surround
- Laundry Closet

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

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BASEMENT

- Upgraded Carpet Flooring
- Fully Developed Basement w/ Guest Bedroom and Media Room
- Wet Bar w/ Quartz Countertop, Undermount Sink and Custom Cabinetry
- Full Bathroom w/ Quartz Countertop, Under Mount Sink and Tile Tub Surround

PLUMBING, HEATING & ELECTRICAL

- Pot Lighting Throughout
- Pressure-Balanced Fixtures
- High-Efficiency Furnace w/ Humidifier
- 48-Gallon Hot Water Tank
- Central Vacuum System Rough-in
- Air Conditioning Rough-in
- 100 Amp Electrical Panel

EXTERIOR

- Modern Farmhouse Exterior w/ Brick and Hardie Board Detailing
- Private Rear Patio and Yard
- Brushed Concrete Steps and Walks
- Pressure-Treated Fences
- Landscaping Package
- BBQ Gas Line to Rear Deck
- Low Maintenance, Dual-Pane Vinyl Windows

Seller reserves the right to modify the above specifications without notice

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