

# NEWINFILLS

---

## 1033 REGAL CRES NE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill by One Village Developments
- Located in Renfrew, Steps to Park/Greenspace & Many Schools
- 2,188 Square Feet of Total Living Space (1,580 Sq Ft Above Grade)\*
- 4 Bedrooms in Total (3 Upstairs + 1 Downstairs)
- Fully Developed Basement with Recreation Room, Bar Area, Bedroom, Full Bathroom & Storage Area
- High Profile, White Lacquered 6" Baseboards & 3.5" Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Decora Plugs & Switches Throughout
- Flat Painted Ceilings Throughout
- Double Detached Garage
- Upgraded Party Wall with Type X & Sonopan
- Triple Pane Windows in the Front of the Home

### MAIN FLOOR

- Soaring 10' Flat Painted Ceilings with 8' Interior Doors
- Engineered Hardwood Flooring
- Kitchen with Custom Built 2-Tone Cabinetry, Quartz Countertops, Quartz Backsplash & Oversized Island with Waterfall Feature & Dual-Basin Undermount Sink
- Stainless-Steel Kitchen-Aid Appliance Package
- Front Dining Area with Chandelier & Large Window Overlooking Front Yard
- Living Room Features Gas Fireplace with Custom Tiled Surround & 8' Sliding Glass Doors to Rear Patio/Backyard
- Powder Room with Fully Tiled Feature Walls, Floating Vanity & Accent Lighting
- Mudroom with Tile Flooring and Built-in Cabinets
- Hardwood Flooring on Staircase Going Upstairs

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

# NEWINFILLS

---

## UPPER FLOOR

- 9' Flat Painted Ceilings with 8' Interior Doors
- Engineered Hardwood on Stairs, Hallway and in Master Bedroom
- Plush Carpet Flooring with Upgraded Underlay in 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms
- Multiple Windows in Stairwell for Extra Natural Light
- Masters Quarters with Built-in Feature Wall, Oversized Window, Large Walk-in Closet with Built-in Shelving
- Spa-like 5-Piece Ensuite with Freestanding Tub, Tiled Shower with Bench/Rain Shower Head, 10mm Glass Walls/Door, Quartz Countertops, Dual Vanities with Undermount Sinks and In-Floor Heating
- Generous Sized 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms with Large Windows & Closets with Built-ins
- Main Bathroom with Tile Flooring, Quartz Vanity with Undermount Sinks, Full-Height Tile Tub/Shower Surround
- Laundry Room with Tile Flooring and Built-in Cabinetry

## BASEMENT

- Flat 9' Painted Ceilings
- Plush Carpet Flooring with Upgraded Underlay (In-floor Heating Roughed-in)
- Expansive Recreation Room with Area for TV and Bar Area with Quartz Countertops and Tiled Feature Wall
- Guest Bedroom with Large Window & Closet with Built-ins
- Full Bathroom with Tile Flooring, Extended Quartz Vanity & Full-Height Tile Tub/Shower Surround and Tiled Feature Walls

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

# NEWINFILLS

---

## PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air
- 80-Gallon Hot Water Tank
- Central Air Conditioning Rough-in
- Hydronic In-Floor Heating Rough-in
- Radon Mitigation System Rough-in
- 200 Amp Electrical Panel (located in garage) & 125 Amp Service to House
- Sump Pump

## EXTERIOR

- Low Maintenance, Hardie Board & Stone Exterior
- 12 x 18 Concrete Patio in Backyard with Gas Line for BBQ
- Broom Finished Concrete Walkways
- Pressure Treated Fences & Gates
- Mature Tree in Front Yard

## WARRANTY & SERVICES

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

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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