NEWINFILLS

3122 39 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill by Bella Home Construction
- Located in Glenbrook, Steps Away from Many Parks, Green Spaces & Schools
- 2,713 Square Feet of Total Living Space (1,965 Sq Ft Above Grade)
- 5 Bedrooms in Total (3 Upstairs + 2 Downstairs)
- Fully Developed Basement with Two-Bedroom Legal Basement Suite
- High Profile, White Lacquered 5” Baseboards & 3.5” Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Decora Plugs & Switches Throughout
- Flat Painted Ceilings Throughout
- Double Detached Garage

MAIN FLOOR

- Soaring 10’ Flat Painted Ceilings with 8’ Interior Doors
- Engineered Hardwood Flooring
- Kitchen with Custom Built Cabinetry, Quartz Countertops, Quartz Backsplash & Oversized Island with Waterfall Feature & Farm Style Undermount Sink
- Upgraded Stainless-Steel Appliance Package
- Front Dining Area with Chandelier & Large Window Overlooking Front Yard
- Living Room Features Gas Fireplace with Custom Tiled Surround, Built-ins & 8’ Sliding Glass Door to Rear Deck/Backyard
- 2-Piece Powder Room with Option to Upgrade
    - Upgrade Package: Floating Quartz Vanity, Modern Fixtures, Designer Lighting Fixture & Fully Tiled Feature Wall
- Mudroom with Tile Flooring & Custom Millwork
- Hardwood Staircase with Skylights in the Stairwell

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

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UPPER FLOOR

- 9’ Flat Painted Ceilings with 8’ Interior Doors
- Multiple Windows in Stairwell for Extra Natural Light
- Primary Quarters with Soaring Vaulted Ceilings, an Oversized Window and Large Walk-in Closet with Built-in Shelving
- Spa-like 5-Piece Ensuite with Freestanding Tub, Fully Tiled Shower with 10mm Glass Door, Dual Vanities with Undermount Sinks, Quartz Countertops & In-Floor Heating
- Generous Sized 2nd & 3rd Bedrooms with Large Windows & Closets with Built-ins
- Jack & Jill Bathroom with Tile Flooring, Quartz Vanity with Undermount Sink, Full-Height Tiled Shower in Separate Room
- Laundry Room with Tiled Flooring, Stainless Steel Sink, Quartz Countertops, Tile Backsplash & Built-in Cabinets

BASEMENT

- Legal 2-Bedroom Basement Suite with Full Kitchen, Full Bath & Separate Laundry
- 9’ Flat Painted Ceilings with 8’ Interior Doors
- Luxury Vinyl Plank Flooring Throughout
- Two Bedrooms with Large Windows & Built-in Walk-in Closets
- Full Kitchen has Stainless Steel Appliances, Quartz Countertops, Central Island with Bar Seating & Dual Stainless-Steel Sinks
- Full Bathroom with Tile Flooring, Extended Quartz Vanity & Full-Height Tile Tub/ Shower Surround
- Spacious Living Room/Recreation Area with Large Window

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PLUMBING, HEATING, & ELECTRICAL

- Mechanical Room is Accessible from Main Hallway
- 2x High-Efficiency Furnaces with Humidifiers
- Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air
- 72 US Gallon Electric Water Heater
- Central Air Conditioning Rough-in
- Radon Mitigation System Rough-in
- Sump Pump

EXTERIOR

- Low Maintenance, Hardie Board Exterior
- Pressure Treated Deck in Backyard with Gas Line for BBQ
- Broom Finished Concrete Walkways
- Pressure Treated Fences & Gates

WARRANTY & SERVICES

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

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE
*RMS MEASUREMENTS TAKEN FROM BUILDER'S PLANS & SUBJECT TO CHANGE UPON COMPLETION.

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