

NEWINFILLS

219 7 AVENUE NE | FEATURES & SPECIFICATIONS

HIGHLIGHTS

- Oversized 37.5' x 120' South Facing Lot in the Heart of Crescent Heights
- Extensively Upgraded Bungalow with Over 2,700 Sq Ft of Living Space
- 2 Bedrooms Above Grade & 3 Bedrooms + Gym Downstairs
- Double Detached Garage is Heated, Insulated, & Drywalled
- Legal Carriage Suite above Garage with Bedroom, Full Kitchen & Full Bathroom
- Low Maintenance Exterior, including Composite & Stone
- Designer Lighting & Plumbing Fixtures Throughout
- European Windows and Doors with Triple Panes for Noise Reduction/Efficiency
- Convenient Location Only Mins to Downtown on Tree-lined Street
- Covered by Progressive New Home Warranty Program

MAIN FLOOR

- Soaring Flat Painted, Vaulted Ceilings on Main Floor
- Wide Plank Engineered Oak Hardwood
- Formal Front Entrance with Oversized Glass Paneled Door, Built-in Bench with Paneled Wood Feature Wall, Discrete Coat Closet with Built-ins & Ample Storage
- Chef's Kitchen with Top-of-the-Line Appliance Package
- Oversized Central Island with Quartz Countertops, Dual Basin Sinks, Quartz Backsplash, Custom Built Kitchen Cabinets with Lots of Storage, Soft Close Pull-out Drawers, Garbage/Recycling Pull-outs & Undercabinet Lighting
- Formal Dining Area with Designer Lighting Fixture
- Living Room Featuring Natural Gas Fireplace with Built-ins, Sliding Glass Doors to Backyard
- Tiled Mudroom with Built-in Bench & Discrete Walk-in Closet with Built-ins & Hanging Rods
- Primary Bedroom with Soaring Vaulted Ceiling, Designer Lighting Fixture, Large Window Overlooking Tree-lined Street, Easy Access to Laundry Closet, Oversized Walk-in Closet with Built-ins and Feature Lighting
- Primary Spa-like Ensuite with Dual Sinks, Quartz Countertops, Heated Tiled Flooring, Free Standing Soaker Tub with Tiled Wall, Large Tiled Shower with Glass Door and Formal Water Closet
- Secondary Bedroom with Built-in Closet and Easy Access to Full Bathroom

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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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HIGHLIGHTS

- 9' Flat Painted Ceilings
- Open Concept Recreation Room with Plush Carpet Flooring
- Wet Bar with Quartz Counters, Tile Backsplash, Built-in Cabinets & Beverage Fridge
- Formal Gym with Mirrored Walls, Rubber Flooring and Glass Door
- Three Additional Bedrooms, All Generously Sized with Oversized Windows
- Full Bathroom with Extended Vanity, Quartz Counters, Fully Tiled Tub/Shower
- Formal Laundry Room with Tiled Flooring, Quartz Counters, Sink & Washer/Dryer

CARRIAGE SUITE

- Separate Entrance up to Carriage Suite (Fully Legal and Approved by City)
- Wide Plank Engineered Oak Hardwood Throughout
- Open Concept Living Area with Large Window for Ample Natural Light
- Full Kitchen with Stainless Steel Appliance Package and Ample Cabinet Space
- Bedroom with Closet & Large Window for
- Full Bathroom with Tiled Floor, Vanity with Quartz Countertops, and Fully Tiled Tub/Shower

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- High-Capacity Hot Water Tank
- Rough-in for Central Air Conditioning
- Rough-in for Basement In-Floor Heating System
- 200 AMP Electrical Panel

EXTERIOR

- Low Maintenance Exterior, including Stone & Composite Materials
- Fully Landscaped in Front & Back
- Pressure Treated Fences & Gates
- Concrete Walkways
- Gas Line for BBQ/Heater/Firepit
- Double Garage is Heated, Insulated & Drywalled

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