

NEW INFILLS

1728 19 AVENUE NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill
- More than 2,655 Square Feet of Developed Living Space (more than 1,900 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Heated Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- Professionally Designed by Kim Chapman Interiors
- Upgraded Designer LED Lighting Package
- Upgraded Closets with Built-In Cabinetry Throughout
- Backyard and Incredible Proximity to Amenities & Schools
- High Ceilings with 8 Ft Doors Throughout

MAIN FLOOR

- Upgraded 10 Ft Flat Painted Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Bright Entryway with Large Front Hall Closet
- Large Galley Style Kitchen
- Oversized 13 Ft Quartz Island with Double Waterfall Countertop
- Ceiling Height Shaker-Style Panel Cabinetry with Extra Full-Height Pantry Cabinets
- Upgraded Bosch Stainless Steel Appliance Package, including French Door Refrigerator, Gas Cooktop, Wall Oven, Built-In Microwave, Dishwasher, and Chimney-Style Hoodfan
- Ceiling Height Tile Backsplash
- Open Concept Dining Room with Feature Wallpaper
- Bright Living Room with Feature Wall, Linear Gas Fireplace and Ceiling Height Tile Surround
- Mudroom with Extra Storage, Bench and Hooks with Easy Access to Backyard
- Powder Room with Custom Cabinetry and Quartz Countertop with Undermount Sink

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

NEW INFILLS

UPPER FLOOR

- Upgraded 9 Ft Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Feature Hardwood Staircase with Feature Lighting and Extra Windows Overhead
- Spacious Primary Bedroom with Vaulted Ceiling, Oversized Windows, Built-In Speakers and Flex Space – Use for a Desk, Extra Storage, or a Reading Nook
- 5-Piece Spa-Level Ensuite with Heated, Large Format Tiles
- Massive Fully Tiled Shower with Bench, Rainfall Showerhead, and Body Jets – Steam Shower is Roughed-In
- Freestanding Soaker Tub with Tile Surround, Large Vanity with Dual Undermount Sinks, Quartz Countertops, Plus a Water Closet
- All Bathrooms Have Tile Baseboards
- Two Sizeable Additional Bedrooms Featuring Large Windows and Walk-In Closets
- Main Bathroom with Tile Flooring, Custom Vanity, Dual Undermount Sinks, Quartz Counters, Full Height Tile Surround and Toilet
- Laundry Area with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

BASEMENT

- 9 Ft Ceilings
- Plush Carpeting with Feature Lighting on Staircase
- Large Rec-Room with Two Large Windows
- Extended Wet Bar with Extra Cabinetry, Sink, and Space for a Bar Fridge
- Large Bedroom with Walk-In Closet and Huge South Exposure Window
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

FUTURE BASEMENT SUITE PREPARATIONS

- Second Exterior Door Framed at Top of Staircase
- Mechanical Room Placed at Bottom of Stairs for Future Access by Both Suites
- Basement would use In-Floor Heat (Roughed-In) for Heating Source
- Basement Laundry Roughed-In Below Stairs
- Future Kitchen Electrical Wiring Run to Wet Bar
- 200 Amp Electrical Panel Installed

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NEW INFILLS

PLUMBING, HEATING, & ELECTRICAL

- HRV System
- Humidifier
- High Efficiency Furnace
- 75 Gallon Hot Water Tank
- 200 Amp Electrical Panel
- Solar Ready (Conduit from Mechanical Room to Attic)
- Basement In-Floor Heat Roughed-In
- Central Air-Conditioner Roughed-in
- Vacu-flow Roughed-In
- Steam Shower Roughed-In (Primary Ensuite)
- Gas Line for Garage Heater

EXTERIOR

- Hardie Board and Brick Siding
- Exposed Aggregate Concrete Steps and Walkways
- Pressure-Treated Fencing on Both Sides
- Full Landscaping Package
- Large Composite Deck in Backyard with BBQ Gas Line Hook-up
- Premium Black Metal Clad Ply Gym Windows

WARRANTY & SERVICES

- Builder Warranty Program
- Progressive 10 Year New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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