

NEWINFILLS

86 CAMBRIAN DRIVE NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill with 2,694 Square Feet of Living Space (1,962 Above Grade)
- Double Detached Garage with 8-Foot Garage Door
- 4 Bedrooms (3 Up/1 Down)
- Natural Gas Fireplace in Living Room
- Fully Developed Basement with Large Rec Room, Wet Bar, Gym/Den, Guest Bedroom, and Full Bathroom
- Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper Main Areas
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Modern Quartz Backsplash, Pull-Out Spice Drawers, Pantry Storage, and Extensive Pot Lighting
- Oversized Central Island with Quartz Countertop, Bar Seating, S/S Dual-Basin Sink
- Stainless Steel Kitchen-Aid Appliance Package
- Formal Dining Area Nicely Positioned with a View of the Front Yard
- Living Room Featuring Expansive Windows, Natural Gas Fireplace, Sliding Glass Doors to the Back Yard
- Powder Room with Floating Vanity, Quartz Countertop and Custom Mirror
- Side Mudroom with Built-In Bench
- Hardwood-Wrapped Staircase with Glass Railing
- Front Foyer with Built-In Storage

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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

- 9' Painted Ceilings Throughout with Engineered Hardwood in Main Areas
- Master Suite Features:
 - Vaulted Ceilings
 - 8' Doors
 - Built-in Wardrobe
 - Oversized Walk-In Closet with Built-in Shelving
 - Custom Shower with Full Height Tile, Rain Shower Head, Handheld Shower Head, Quartz Wrapped Bench
 - Quartz Vanity with Dual Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation
 - Freestanding Soaker Tub
 - Heated Tile Floors
- Second & Third Bedrooms with Generous Sized Closets, Large Windows & Each with 3-pc Ensuites
- Laundry Room with Tile Flooring, Built-In Cabinetry, Quartz Countertop, and Sink

BASEMENT

- Fully Developed with 9' Painted Ceilings
- Wet Bar with Beverage Fridge
- Large Rec Room with Separate Home Gym Space or Den
- Bright Guest Bedroom with Large Window and Oversized Closet
- 4-Piece Bathroom with Tiled Flooring, Quartz Vanity, and Fully Tiled Shower

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NEW INFILLS

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50 Gallon Hot Water Tank
- Roughed-In Central Air Conditioning
- Roughed-In Central Vacuum System
- Roughed-In In-Floor Heating System
- Sump Pump

EXTERIOR

- Smooth Acrylic Stucco Exterior
- Concrete Walkways
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Pressure Treated Rear Deck
- Low Maintenance Landscaping
- Low Maintenance Windows
- Asphalt Shingle Roof
- Gas Line in Backyard

WARRANTY & SERVICES

- Progressive New Home Warranty Program

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

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