

NEWINFILLS

228 20 AVENUE NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill with LEGAL Basement Suite
- Located in Tuxedo Park - Steps to Restaurants, Coffee Shops, Boutique Stores, Confederation Park, LRT, SAIT & More
- 2,665 Square Feet of Total Living Space (1,875 Sq Ft Above Grade)
- Fully Developed Basement Suite with 1 Bedroom & 1 Full Bathroom
- High Profile, White Lacquered 6" Baseboards & 3.5" Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Upgraded Lux Windows and Doors
- Decora Plugs & Switches Throughout
- Flat Painted Ceilings Throughout
- Plumbing Fixtures by Delta
- Double Detached Garage

MAIN FLOOR

- Soaring 9' Flat Painted Ceilings
- Engineered Hardwood Flooring with Flush Finished Vents
- Kitchen Featuring 2 Tone White/Wood Grain Cabinetry with Undercabinet Lighting, Quartz Countertops, Quartz Backsplash, 12-ft Island with Waterfall Feature, Modern Black Hardware & Plumbing Fixtures, Extra Shelving/Wine Storage with Back Lighting & Extra Storage in Island
- Upgraded Samsung Appliance Package, Including Gas Stove and French Door Refrigerator
- Living Room Features Gas Fireplace with Ceiling-Height Tile and Sliding Glass Door to Rear Composite Deck/Fully Fenced Backyard
- Stylish Powder Room with Floating Vanity and Fully Wall-Papered Feature Wall
- Mudroom with Built-in Millwork Bench, Drawers and Hooks

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SECOND FLOOR

- Engineered Hardwood Flooring and Plush Carpet in the Upper & Primary Suite
- 2 Bedrooms with Large Windows & Closets with Built-ins
- Full Main Bathroom with Tile Flooring, Quartz Floating Vanity with Undermount Sink, Full-Height Tile Tub/Shower Surround & Ceiling-Height Mirror
- Walk-in Tiled Laundry Room with Quartz Folding Counter and Side-by-Side Washer/Dryer
- Spacious Primary Quarters Features a Wallpaper Feature Wall and Large Window
- Large Walk-in Closet with Built-in Shelving
- Luxurious 5-Piece Ensuite Features a Freestanding Soaker Tub with a Tiled Feature Wall, Glass and Tiled Shower with a Built-in Bench, Quartz Countertops, Dual Vanities with Undermount Sinks, Undercabinet Lighting, Ceiling-Height Mirror, & In-Floor Heating

BASEMENT

- Heated Concrete Steps to the Main Entrance of the Basement Suite
- Soaring Flat Painted Ceilings with Extensive Pot Lighting
- Luxury Vinyl Plank Flooring with Hydronic In-Floor Heating Throughout
- Expansive Living Area with Fully Tiled Electric Fireplace and Hook-ups for TV
- Open Concept Kitchen with 2 Tone White/Wood Grain Cabinetry with Undercabinet Lighting, Stainless Steel Appliances, Central Island with Quartz Countertops and Extra Storage
- 1 Generous Sized Bedroom with Large Walk-in Closet with Built Ins
- 1 Full Bathroom with Tile Flooring, Quartz Countertops and Tub/Shower Combo
- In-Suite Laundry Closet with Space for Side-by-Side Washer/Dryer (not included)
- Private Front Concrete Patio Leads to Private Entrance Separate to Main Home

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PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier in Main Home
- Heat Recovery Ventilation Unit (HRV) in Basement
- Hydronic In-Floor Heating in Basement
- 50-Gallon Hot Water Tank in each home
- Radon Mitigation System Rough-in
- 100 Amp Electrical Panel (Separately Metered)
- Sump Pump

EXTERIOR

- Low Maintenance, Aluminum Panel & Stucco
- Full Landscaped with Composite Deck & Grass
- Pressure Treated Fences & Gates
- Broom Finished Concrete Walkways

WARRANTY & SERVICES

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

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