

NEWINFILLS

327 8 AVENUE NE | PROPOSED FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill in Crescent Heights
- 2,487 Square Feet of Developed Living Space (1,752 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- Upgraded Designer Lighting Package with Extensive Pot Lighting, and Decora Plugs/Switches Throughout
- Painted Ceilings Throughout
- Custom Millwork Throughout

MAIN FLOOR

- 10' Ceilings and 8' Interior Passage Doors Throughout
- Wide Plank, Engineered Hardwood Flooring
- Upgraded Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Built-In Hood Fan, Dishwasher and Built-In Microwave
- Custom Rift-Cut Oak Cabinetry with Built-In Pantry
- Oversized Island with Bar Seating and Stainless Steel Sink
- Formal Dining Room with Large Window
- Living Room with Gas Fireplace, Built-In Millwork, and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Vessel Sink, and Designer Light Fixture
- Mudroom with Built-In Closet and Hooks

UPPER FLOOR

- 9' Painted Ceiling and 8' Interior Passage Doors Throughout
- Masters Quarters Features Oversized Window and Large Walk-In Closet with Custom Built Shelving/Drawers
- Private 5-Piece Ensuite with Heated Tile Floors, Custom Floating Vanity, Rain Shower Showerhead, Freestanding Soaker Tub, and Dual Undermount Sinks
- Laundry Room with Tile Floor and Built-In Upper Cabinetry

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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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- Main Bathroom Features Quartz Countertop, Undermount Sink, Tile Flooring, and Full-Height Tile Tub/Shower Surround
- Secondary Bedrooms with Large Windows and Closets with Built-In Shelving

BASEMENT

- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Sink, Tile Backsplash, and Floating Display Shelves
- Guest Bedroom with Large Window and Walk-in Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 75-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Sump Pump
- Rough-In Air Conditioning
- Rough-In Hydronic In-Floor Heat in Basement

EXTERIOR

- Premium Hardie Board Siding
- Low Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Full Landscaping Package
- BBQ Gas Line in Rear Yard
- Double Detached Garage

WARRANTY & SERVICES

- Builder Warranty Program
- Progressive New Home Warranty Program

SELLER RESERVES THE RIGHT TO MODIFY THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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