

URBANUPGRADE & NEWINFILLS

2024 27 STREET SW | FEATURES & UPGRADES

MAIN FEATURES

- Oversized 43' x 125' Lot in Killarney
- 2-Storey Estate-Level Detached Home
- Custom-Built by Premiere Homebuilder Vicon Homes
- 4,074 Square Feet of Developed Living Space (2,853 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down), 3.5 Bathrooms
- Fully Developed Basement
- Triple Detached Garage: Heated, Insulated, Drywalled
- Backyard Oasis with \$65K+ in Upgrades
- Upgraded to the Nines with an Estimated Rebuild Cost of \$2.2M+

MAIN FLOOR

- 9' Flat-Painted Ceilings Throughout
- Wide Plank, Engineered Hardwood Flooring
- Built-in Speakers in Kitchen and Living Room
- Spacious Front Entrance with Built-in Closet and Dual Sidelights
- Large Front Office with Oversized Window, Custom Built-ins with Under-Cabinet Lighting, a Floor Plug, TV Wiring, and a Sliding Barn Door
- Premium \$50K+ Stainless Steel Appliance Package including Sub-Zero Fridge, Sub-Zero Freezer, 36" Wolf Dual Fuel Range, Vent-A-Hood Liner, and Panelled Bosch Dishwasher
- Custom High-End Legacy Cabinetry with Adjustable Shelves, Extensive Drawers, Pull-Out Spice Rack, Integrated Organizers, Pull-Out Garbage & Recycling, and Upper Display Shelves with Feature Lighting
- Oversized Island with Waterfall Quartz Counters, Bar Seating for 6, and a Blanco Silgranite Dual Basin Undermount Sink
- Walk-in Pantry with Quartz Counters, Built-in Panasonic Microwave, Extra-Deep Drawers, and Pantry Cabinet with Pull-Out Drawers
- Formal Dining Area with Sliding Glass Doors Rear Upper Deck and Modern Chandelier
- Living Room with Tiled Gas Fireplace, Built-in Entertainment Unit, and Oversized Windows
- Powder Room with Custom Vanity with Vessel Sink, Riobel Faucet Quartz Countertops, Designer Light Fixture, and Gorgeous Modern Wallpaper
- Rear Mudroom with Hexagonal Tile Floors, Built-in Lockers with Hooks and Shoe Storage, and Large Built-in Closet

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UPPER FLOOR

- Extra-Wide Stairwell & Upper Hallways
- 9' Flat Painted Ceilings Throughout
- Two Large Spare Bedrooms with Hunter Douglas Blinds and Walk-in Closets with Custom Organizers
- Main 5-Piece Bathroom with Tile Flooring, Large Vanity with Dual Kohler Undermount Sinks and Riobel Faucets, Quartz Counters, Vanity Mirror with Designer Light Fixtures, and Separate Tub/Toilet Room with Fully-Tiled Tub/Shower and Upgraded Glass Door
- Laundry Room with Folding Counter, Sink, Built-In Cabinetry with Hanging Rod, Electrolux HE Side-by-Side Washer & Dryer, and Multiple Storage Towers

PRIMARY BEDROOM

- Primary Bedroom Features a Custom Lacquered Wall, Oversized Windows with Blackout Blinds, and Ceiling Speakers
- Enormous Walk-in Closet with Multiple Storage Towers, Double and Single Hanging, Shoe Shelving, and Built-In Mirror

PRIMARY ENSUITE

- Ceiling Speakers
- Heated Tile Floors & Motion Sensor Footboard Lighting
- Dual Vanities with Quartz Counters, 2 Sets of Storage Drawers, Kohler Undermount Sinks, Riobel 3-Piece Faucets, Ceiling Height Mirrors
- Fully Tiled Shower with 10mm Glass, Built-in Bench, Built-in Storage Niche and Rain Showerhead Plus Shower Wand
- Freestanding Soaker Tub
- Private Water Closet

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BASEMENT

- 9' Flat-Painted Ceilings with Pot Lights
- Low-Maintenance Luxury Vinyl Plank Flooring Throughout Living Spaces
- Zoned In-Floor Heat Throughout (2 Zones)
- Large Recreation/Entertaining Room with Extra Sound Proofing, 7 Built-in Surround Sound Ceiling Speakers, and Built-in Entertainment Centre with Sconce Lighting
- Large Bar Area with Ceiling-Height Tile, Quartz Counters, Undermount Bar Sink, Custom Upper and Lower Cabinetry, Floating Shelves, Dual Marvel Beverage/Wine Fridges, and Custom Solid Wood Bar Table with Seating for up to 6
- Built-in Wine Display with 10 mil Glass Doors and Rack System for up to 68 Bottles
- Guest Bedroom with Large Window and Oversized Walk-in Closet
- 3-Piece Bathroom with Extra-Wide Vanity with Undermount Sink, Vanity Mirror with Designer Light, Quartz Counters, and Oversized Shower

BACKYARD

- Large, Maintenance-Free Trex Upper Deck
- Built-in 7-Seater Hot Spring Salt Water Hot Tub
- Built-in BBQ Area with Granite Counters, Napoleon Gas BBQ with Rotisserie
- Soffit-Mounted Infratech Patio Heater
- Exposed Aggregate Lower Patio
- Rain Bird Zoned Irrigation System with Timers

GARAGE

- Oversized Triple Detached Garage
- Insulated, Drywalled and Heated
- Epoxy Floors
- Slat Wall Storage System and Built-in Upper Storage Racks

PLUMBING, HEATING, & ELECTRICAL

- Lennox High Efficiency 2-Stage Variable Speed Furnace with 2 Zones
- Central Air Conditioning
- On-Demand IBC Boiler and Indirect Hot Water Tank

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EXTERIOR

- Acrylic Stucco and Cultured Stone
- Low-Maintenance Aluminum Longboard Siding Features
- PlyGem "Design Series" Windows Throughout
- Exposed Aggregate Walls, Walkways and Window Wells
- Trimlight Exterior Smart Lighting (Colour Changing)

ADDITIONAL UPGRADES

- Custom Hunter Douglas Window Coverings Throughout (Valued at \$19K+)
- Control 4 Home Automation System: Controls Outdoor Lighting, Heating and Cooling, Sound System, and can be Customized to add Security and Indoor Lighting
- Built-in Ceiling Speakers in the Primary Bedroom and Ensuite, Basement Rec Room, Kitchen, Living Room & Upper Deck
- Motion Sensor Lighting in Pantry, Walk-in Closet, & Ensuite Bath

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