

# NEWINFILLS

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## 2222 5 STREET SW | FEATURES & SPECIFICATIONS

### FEATURES

- 3-Storey Semi-Detached Infill
- Former CREB Measurement Standard of 2,468 Square Feet of Developed Space:
  - 1,900 interior space, measured from exterior wall to exterior wall plus 568 Square Feet of Rooftop patio space.
- Current CREB Measurement Standard of 2,276 Square Feet of Developed Space:
  - 1,714 interior space, measured from interior wall to interior wall plus 562 Square Feet of Rooftop patio space.
- 3 Bedrooms (2 on Third Floor, 1 Bedroom on Ground Floor)
- Double Attached Garage
- Rooftop Outdoor Living Area with Downtown Views
- Home Roughed-In for Elevator
- Solid Core Interior Doors w/ Ball-Bearing Hinges

### GROUND FLOOR

- Double Attached Garage w/ Roughed-In Electric Car Charger
- Option for Den/Office or 3<sup>rd</sup> Bedroom
- Elegant 2pc Powder Room with Decorative Tile Floors & Vessel Sink
- Luxury LVP Flooring with Cork Backing

### MAIN FLOOR

- 9' Painted Ceilings
- Luxury LVP Flooring with Cork Backing
- Kitchen Cabinet Package from Denca Cabinets
- Quartz Countertops with Oversize Undermount Sink
- Central Island with Waterfall Quartz
- Built-In Pantry & Coffee Bar
- Wolf & Sub Zero Appliances, including Paneled Refrigerator, Gas Stovetop, Wall Oven, Wall Microwave
- Garbage/Recycling Pull-Out Drawer
- Natural Gas BBQ Outlet on Kitchen Balcony
- Optional Residential Elevator (Roughed-In)
- Full-Size Dining Room
- Living Room with Inset Fireplace, Tile Surround, Built-Ins, & Shelving with Under Lighting

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## UPPER FLOOR

- 9' Painted Ceilings
- Luxury LVP Flooring with Cork Backing
- Master Ensuite features Quartz Countertop with Dual Undermount Sinks, Free-Standing Bathtub, Heated Ceramic Tile Floor, & Wet Room with Frosted Glass Door/Partition with brushed gold hardware, Ceramic Tile Shower, & Toilet
- Secondary Bedroom with Easy Access to 4pc Bathroom with Tub/Shower
- Optional Steam Shower for Master Ensuite
- Cabinet Package from Denca Cabinets
- Laundry Room w/ Stacking Whirlpool Duet Washer & Dryer

## ROOFTOP PATIO

- West/East-Facing, 562 Square Foot Rooftop Patio with Downtown Views
- Built-In Pergola
- ¾" Natural Gas Outlet for Deck Heater & BBQ
- Air Conditioner Installed & Ready for use

## PLUMBING, HEATING & ELECTRICAL

- Multi-Zoned Furnace w/ Motorized Dampers & Air Conditioning
- Elevator Rough-Ins
- Electric Car Charging Station Rough-Ins in Garage
- Possibility of Promotional Rates for Telus/Shaw Internet & phone service for New Homes

## EXTERIOR

- Hardie Board & Real Laid Brick
- Painted Wood Entryway
- Fully Landscaped Front Yard
- Metal Railings & Spindles
- Rooftop Pergola
- Composite Rooftop Decking
- Double Attached Garage with Private Driveway & Insulated Garage Doors
- Front House Bib for Lawn & Pet Maintenance

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## UNIT CONFIGURATION (North to South)

- Unit #1
  - Two Bedrooms Up
  - Main Floor Open Concept Office (Replica of Show Suite)
  - Walk-Through Laundry
- Unit #2) **\*\*SOLD\*\***
  - Two Bedrooms Up
  - Enclosed Main Floor Office/Bedroom with Closet
  - Walk-Through Laundry
- Unit #3) **\*\*SOLD\*\***
  - Two Bedrooms Up
  - Enclosed Den on Bedroom Level
  - Main Floor Open Concept Office
  - Main Bath/Laundry Combination
- Unit #4)
  - Two Bedrooms Up
  - Open Den on Bedroom Level
  - Main Floor Open Concept Office
  - Main Bath/Laundry Combination
- Unit #5) **\*\*SOLD\*\***
  - Two Bedrooms
  - Main Floor Open Concept Office
  - Walk-Through Laundry
- Unit #6) **\*\*SOLD\*\***
  - Two Bedrooms
  - Main Floor Open Concept Office
  - Walk-Through Laundry

SELLER RESERVES THE RIGHT TO MODIFY ANY SPECIFICATIONS WITHOUT NOTICE

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