

NEWINFILLS

1409 10 AVENUE SE | FEATURES & SPECIFICATIONS

FEATURES

- ❑ 3-Storey Semi-Detached Infill by Professional Custom Homes
- ❑ Located in Inglewood, Steps to Restaurants, Coffee Shops, Boutique Stores, and More
- ❑ 2,980 Square Feet of Total Living Space (2,182 Sq Ft Above Grade)*
- ❑ 6 Bedrooms in Total (4 Upstairs + 2 Downstairs)
- ❑ Fully Developed Legal Basement Suite with 2 Bedrooms & 2 Bathrooms
- ❑ Flat Painted Ceilings Throughout
- ❑ Double Detached Garage (Insulated & Drywalled)

MAIN FLOOR

- ❑ Soaring 9' Flat Painted Ceilings
- ❑ Engineered Hardwood Flooring
- ❑ Kitchen with Ceiling-High White and Wood Grain Cabinetry, Quartz Countertops, Matte Straight Stack Tile Backsplash, 10 ft Island with Waterfall Feature, and Modern Black Hardware and Plumbing Fixtures
- ❑ Upgraded Jenn-Air appliance Package Including Gas Stove and French Door Refrigerator
- ❑ Living Room Features Gas Fireplace with Lower Cabinetry, Floating Shelves and Ceiling-Height Tile, and Sliding Glass Doors to Rear Deck/Fenced Backyard
- ❑ Stylish Powder Room and Mudroom with Full-Height Tiled Walls
- ❑ Hardwood Flooring on Staircase Going Upstairs

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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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SECOND FLOOR

- ❑ Engineered Hardwood Flooring Throughout
- ❑ Generous Sized 2nd, 3rd & 4th Bedrooms with Large Windows & Closets with Built-ins
- ❑ 2 Full Main Bathroom with Tile Flooring, Quartz Vanity with Undermount Sinks, Full-Height Tile Tub/Shower Surround
- ❑ Large Office/Den Area
- ❑ Walk-in Laundry Room with Side-by-Side Washer/Dryer, Quartz Countertops and Upper Cabinetry

THIRD FLOOR

- ❑ Spacious Primary Quarters Features a Gas Fireplace with Ceiling-Height Tile Surround and a Private Balcony
- ❑ Large Walk-in Closet with Built-in Shelving
- ❑ Luxurious 5-Piece Ensuite Features a Freestanding Soaker Tub with Full-Height Herringbone Tiled Feature Wall, a Large Glass and Tiled Steam Shower with Built-in Bench, Quartz Countertops with Toe-Kick Lighting, Dual Vanities with Undermount Sinks, and In-Floor Heating

BASEMENT

- ❑ Flat 9' Painted Ceilings
- ❑ Luxury Vinyl Plank Flooring with In-Floor Heating Throughout
- ❑ Expansive Recreation Room with Area for TV
- ❑ Open Concept Kitchen with Stainless Steel Samsung Appliances, Quartz Countertops with a Waterfall Edge, and Ceiling-Height Woodgrain Cabinetry
- ❑ 2 Generous Sized Bedrooms with Large Closets
- ❑ 2 Full Bathrooms with Tile Flooring, Quartz Vanities, and & Tub/Shower Combos
- ❑ In-Suite Laundry with room for Stackable Washer/Dryer
- ❑ Private Entrance Separate to Main Home
- ❑ Private Front Deck

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PLUMBING, HEATING, & ELECTRICAL

- ☐ High-Efficiency Furnace with Humidifier
- ☐ Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air
- ☐ 75-Gallon Hot Water Tank
- ☐ Central Air Conditioning
- ☐ Hydronic In-Floor Heating
- ☐ Radon Mitigation System Rough-in
- ☐ 100 Amp Electrical Panel (located in garage)
- ☐ Sump Pump

EXTERIOR

- ☐ Low Maintenance, Hardie Board & Brick Exterior
- ☐ Full Landscaping Package Included
- ☐ Broom Finished Concrete Walkways
- ☐ Pressure Treated Fences & Gates

WARRANTY & SERVICES

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

*THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE
*RMS MEASUREMENTS TAKEN FROM BUILDER'S PLANS & SUBJECT TO CHANGE UPON COMPLETION.

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