

# NEWINFILLS

---

## 1143 RICHLAND ROAD NE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill with LEGAL Basement Suite
- 2,798 Square Feet of Developed Living Space (1,981 Square Feet Above Grade)
- 5 Bedrooms (3 Up/2 Down)
- Double Detached Garage
- Fully Developed, Legally Suited Basement with Fully Equipped Kitchen and 2 Bedrooms to Maximize Revenue Potential
- Fantastic Quiet Location in Renfrew with Sunny West-Facing Backyard
- Plenty of Upgrades and High-End Finishes Throughout
- Designer Lighting Package

### MAIN FLOOR

- 10-Foot Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Bright Entryway with Coat Closet
- Open-Concept Dining Room with Oversized Windows and Panelled Feature Wall
- Large Galley-Style Kitchen with Custom Cabinetry, Including Full Pantry Cabinet
- Oversized Double Waterfall Quartz Island with Breakfast Bar Seating
- Kitchen Aid Stainless Steel Appliance Package, Including French Door Refrigerator, Gas Cooktop, Built-In Wall Oven, Built-In Microwave, Dishwasher, and Custom Oak Range Hood
- Quartz Tile Backsplash with Pot Filler Feature
- Living Room with Gas Fireplace, Tile Feature Wall and Extra Built-Ins with Oak Feature Panels and LED Lighting
- Huge Mudroom with Large Bench and Extra Cabinetry with Convenient Access to Backyard
- 2-Piece Powder Room with Custom Cabinetry and Beautiful Vessel Sink
- Large Sliding Patio Doors Lead to a Huge Deck with a Privacy Wall

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

# NEWINFILLS

---

## UPPER FLOOR

- 9-Foot Ceilings
- Oak Feature Wall in Stairwell with Matching Oak Railings
- Upgraded Plush Carpet
- Primary Bedroom with Panelled Feature Wall and Dual Walk-In Closets with Built-ins
- 5-Piece Ensuite Featuring Tile Walk-In Shower, Dual Sinks, Quartz Countertops, Under Cabinet Lighting, Heated Floors, Free Standing Soaker Tub and Private Water Closet
- Two Sizeable Additional Bedrooms Featuring Large Windows and Closets with Built-ins
- Main 4-Piece Bathroom with Tile Flooring, Custom Vanity, Quartz Counter and Backsplash with Full Height Tile Surrounding the Tub/Shower
- Laundry Area with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

## BASEMENT

- LEGAL Basement Suite with 2 Bedroom Floorplan for Revenue Maximization – Very Similar to a 2 Bed/1 Bath Condo with More Privacy and Convenience
- Potential Revenue of \$2,000+ per Month to Offset Mortgage Costs
- 9-Foot Ceilings
- Luxury Vinyl Plank Flooring in Main Living Area
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround
- Two Large Bedrooms with Oversized Windows and Built-in Closet Features
- Fully Equipped Kitchen with Samsung Appliances INCLUDED
- Soundbar and Sound Dampening Insulation for Optimal Privacy

## PLUMBING, HEATING, & ELECTRICAL

- Very Well-Designed Mechanical Area with Access by Both Upper and Lower Units
- Dual High-Efficiency Furnaces
- Dual HRV
- 75 Gallon Hot Water Tank
- Air-Conditioner Rough-in

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

# NEWINFILLS

---

## EXTERIOR

- Hardie Board Siding with Hardie Shakes
- 35 Year Shingles
- Brushed Concrete Steps and Walks
- Pressure Treated Fencing
- Full Landscaping Package with Fresh Sod
- Low Maintenance, Dual-Pane Vinyl Windows
- Large Rear Deck with Privacy Wall and Duradeck Vinyl Decking
- Gas Line to Back Deck

## WARRANTY & SERVICES

- Progressive New Home Warranty Program

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

# NEWINFILLS

---

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.