

NEWINFILLS

1009 18 AVENUE NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill
- 2691 Square Feet of Developed Living Space (1959 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage with Gas Line
- Fully Developed Basement with Rec Room, Extended Wet Bar, Bathroom, and 4th Bedroom
- Upgraded Designer Lighting Package
- Classic Red Brick Exterior Complemented with Highly Durable Hardie Plank
- Professionally Designed by Zanele Interior Design Studio
- Upgraded Closets with Built-In Cabinetry Throughout
- South Backyard and Incredible Proximity to Amenities & Schools
- High Ceilings with 8 Ft Doors Throughout

MAIN FLOOR

- Upgraded 10 Ft Flat Painted Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Bright Entryway with Front Closet and Bench
- Large Galley Style Kitchen
- Oversized 12 Ft Quartz Island with Quartz Countertop and Fluted Back Panel
- Ceiling Height Shaker-Style Panel Cabinetry with Extra Full-Height Pantry Cabinets
- Upgraded Kitchen-Aid Stainless Steel Appliance Package, including French Door Refrigerator, Gas Cooktop, Wall Oven, Built-In Microwave, Dishwasher, and Custom-Built Hood Fan
- Full-Length Quartz Backsplash
- Open Concept Dining Room with Large Window
- Bright Living Room with Built-In Shelving with Lights, Linear Gas Fireplace and Ceiling Height Brick Surround. Massive 4 Panel Sliding Patio Doors
- Mudroom with Extra Storage, Bench and Hooks with Easy Access to Backyard
- Powder Room with Custom Cabinetry and Quartz Countertop and Undermount Sink

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

NEW INFILLS

UPPER FLOOR

- Upgraded 9 Ft Ceilings
- Wide Plank, Engineered Hardwood Flooring Throughout
- Feature Hardwood Staircase with Feature Lighting
- Spacious Primary Bedroom with Extra Tall Ceilings, Oversized Windows, Built-In Speakers and Flex Space – Use for a Desk, Extra Storage, or a Reading Nook
- 5-Piece Spa-Level Ensuite with Heated, Large Format Tiles
- Massive Fully Tiled Shower with Bench, Rainfall Showerhead, and Body Jets – Steam Shower is Roughed-In
- Freestanding Soaker Tub with Tile Surround, Large Vanity with Dual Undermount Sinks, Quartz Countertops, Plus a Water Closet
- Huge Walk-In Closet with Custom Cabinetry
- Two Sizeable Additional Bedrooms Featuring Large Windows and Walk-In Closets
- Main Bathroom with Tile Flooring, Custom Vanity, Undermount Sink, Quartz Countertop, Full Height Tile Surround and Toilet
- Laundry Room with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

BASEMENT

- 9 Ft Ceilings
- Plush Carpeting Throughout
- Large Rec-Room with Feature Entertainment Built-In
- Extended Wet Bar with Extra Cabinetry, Sink, and Space for a Bar Fridge
- Large Bedroom with Walk-In Closet and Large Window
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- HRV System
- High Efficiency Furnace
- 50 Gallon Hot Water Tank
- 200 Amp Electrical Service (125A Dedicated for House and 80A in Garage)
- Central Air-Conditioner Roughed-in
- Central Vacuum Roughed-In
- Steam Shower Roughed-In (Primary Ensuite)
- Gas Line Run to Garage for Future Heater
- EV Charger Roughed-In – Garage
- Additional Washer/Dryer Connections in Basement

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EXTERIOR

- Hardie Board and Brick Siding
- Concrete Steps and Walkways from Sidewalk to Garage
- Pressure-Treated Fencing on Both Sides
- Full Landscaping Package
- Large (17'x10') Deck in Backyard with BBQ Gas Line Hook-up
- Premium Black Metal Clad Ply Gym Windows

WARRANTY & SERVICES

- Builder Warranty Program
- Millennium 10 Year New Home Warranty Program

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

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