

NEWINFILLS

2011 23 AVENUE NW | FEATURES & SPECIFICATIONS

FEATURES

- ❑ 2-Storey Semi-Detached Infill
- ❑ 2,574.75 Square Feet of Developed Living Space (1,820 Square Feet Above Grade)
- ❑ 4 Bedrooms (3 Up/1 Down)
- ❑ Double Detached Garage
- ❑ Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- ❑ Upgraded Designer LED Lighting Package
- ❑ Upgraded Closets with Built-In Cabinetry Throughout
- ❑ Sunny South-facing Backyard and Incredible Proximity to Amenities & Schools
- ❑ Stylish Modern Farmhouse Design
- ❑ High Ceilings with 8 Ft Doors Throughout

MAIN FLOOR

- ❑ Upgraded 10 Ft Ceilings
- ❑ Wide Plank, Engineered Hardwood Flooring
- ❑ Bright Entryway with Large Front Hall Closet
- ❑ Large Galley Style Kitchen
- ❑ Oversized 12 Ft Quartz Island with Breakfast Bar Seating
- ❑ Ceiling Height Shaker-Style Panel Cabinetry with Extra Full-Height Pantry Cabinets
- ❑ Bosch Stainless Steel Appliance Package, including French Door Refrigerator, Gas Cooktop, Wall Oven Built-In Microwave, Dishwasher, and Chimney-Style Hoodfan
- ❑ Ceiling Height Tile Backsplash
- ❑ Open Concept Dining Room with Paneled Feature Wall
- ❑ Bright Living Room with Tiled Gas Fireplace
- ❑ Mudroom with Walk-In Closet and Easy Access to Backyard
- ❑ Powder Room with Custom Cabinetry, Quartz Counter and Vessel Sink with 12ft Ceilings

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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

- 9 Ft Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Spacious Primary Bedroom with Tray Ceiling Detail, Oversized Windows, and Dual Walk-in Closets
- 5-Piece Spa-Level Ensuite Features Massive Fully Tiled Shower with Bench, Freestanding Soaker Tub, Large Vanity with Dual Undermount Sinks, Quartz Countertops, and Tower Cabinet Plus a Formal Water Closet
- Two Sizeable Additional Bedrooms Featuring Large Windows and Closets
- Main Bathroom with Tile Flooring, Custom Vanity, Dual Undermount Sinks, Quartz Counters, Door Separating Tub/Shower with Full Height Tile Surround and Toilet
- Laundry Area with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

BASEMENT

- 9 Ft Ceilings Throughout
- Hardwood with LED Lights on Stairs Leading to Plush Carpet Floors
- Large Rec-Room with Built-In Entertainment Console
- Wet Bar with Custom Cabinetry, Tile Backsplash, and Undermount Bar Sink
- Large Bedroom with Walk-In Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- HRV System
- Humidifier
- High Efficiency Furnace
- 50 Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Basement In-Floor Heat Roughed-In
- Central Air-Conditioner Roughed-in
- Vacu-flow Roughed-In
- Steam Shower Roughed-In

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EXTERIOR

- Stucco and Hardie Panel Siding
- Exposed Aggregate Front Concrete Steps and Walkway
- Pressure Treated Fencing on Both Sides
- Full Landscaping Package with Sod and Tree
- Large Concrete Patio in South-facing Backyard with BBQ Gas Line Hook-up
- Low Maintenance, Triple-Pane Vinyl Windows

WARRANTY & SERVICES

- Builder Warranty Program
- Millenium New Home Warranty Program

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

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