

NEWINFILLS

3806 1 STREET NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill with 2,566 Square Feet of Living Space (1,841 Above Grade)
- Double Detached 22' 2" x 20' 2" Garage
- 3 Bedrooms (2 Up/1 Down)
- Electric Fireplace in Living Room
- Fully Developed Basement with Large Rec Room, Guest Bedroom, and Full Bathroom
- Wide-Plank LVP Flooring on Main floor
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting
- Triple Pane Windows Throughout

MAIN FLOOR

- 9' Ceilings
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Modern Quartz Backsplash, Pantry Storage, and Extensive Pot Lighting
- Custom Hood fan
- Gas Range
- Frigidaire Stainless Appliance Package
- Central Island with Quartz Countertop, Bar Seating, S/S Dual-Basin Sink
- Stainless Steel Kitchen-Aid Appliance Package
- Formal Dining Area Nicely Positioned with a View of the Front Yard
- Living Room Featuring Expansive Windows, Electric Fireplace, Sliding Glass Doors to the Back Yard
- Powder Room with Quartz Countertop and Custom Mirror
- Side Mudroom with Built-In Bench, hooks and storage
- Oversized Nook Window
- Hardwood-Wrapped Staircase with Metal Spindles
- Front Foyer with Full-size closet
- Fireplace Millwork Detail

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BASEMENT

- Fully Developed
- Large Rec Room with Enough room for Home Gym Space or Work Space
- Bright Guest Bedroom with South Window and Closet
- 4-Piece Bathroom with Tiled Flooring, Quartz Vanity, and Fully Tiled
- Heated Tile Bathroom Floor

UPPER FLOOR

- 9' Ceilings Throughout with Added Underlay for Upgraded Carpet
- Master Suite Features:
 - Aviation Inspired Ceiling Fan with Quick Start / Stop feature
 - Oversized Walk-In Closet with Built-in Shelving and Shoe Rack
 - Heated Tile Primary Bathroom Floor
 - Tub Chandelier
 - Custom Shower with Full Height Tile, Rain Shower Head, Handheld Shower Head,
 - Dual Quartz Vanity with Dual Undermount Sinks
 - Soaker Tub
- Second & Third Bedrooms with Generous Sized Closets, Oversized Triple-Pane Windows
- Jack and Jill Style Bathrooms, (keeping kids out of the hallways at night)
- Laundry Room with Tile Flooring, Built-In Shelving, Skylight, Quartz Countertop, and Sink

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50 Gallon Hot Water Tank
- Roughed-In Central Air Conditioning
- Sump Pump
- 200 AMP Service in Garage for Future Electric Vehicle

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EXTERIOR

- Smooth Acrylic Stucco Exterior
- Concrete Walkways all the way Front, Side and Garage
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Durable Composite Decking
- Low Maintenance Landscaping
- Triple Pane Windows
- Asphalt Shingle Roof
- Gas Line in Backyard
- Utility Wires Hidden Underground from Garage to Home

BUILDER EXPERIENCE

- Local tradespeople with a wealth of experience have built this home from the ground up.
- No corners cut with respect to cheaper, inexperienced labour and material costs.
- Call for more info.

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