

NEWINFILLS

3014 13 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill w/ Over 3,071 Square Feet of Living Space (2,003 Above Grade)
- North Back Yard Exposure
- Double Attached Garage (18' x 21') w/ 8' Garage Door
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement w/ Large Rec Room, Wet Bar, Built-In Entertainment Unit, Guest Bedroom, Full Bathroom w/ Heated Tile Floors, and Home Gym
- Wide-Plank Engineered Oak Hardwood Flooring on All Upper Levels and Upgraded 40oz Carpet w/ 10lb Underlay in Lower Level
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting
- Open Riser Stairs

MAIN FLOOR

- 10' Painted Ceilings w/ 8' Passage Doors
- Kitchen Featuring Quartz Backsplash, Custom Cabinetry w/ Soft-Close Hardware, Open Cabinets w/ Walnut Accents, Wall Sconce Lighting, and Large Custom Wood Hoodfan
- Walnut Butcher Block Extension w/ Open Shelving and White Shaker Doors w/ Brass Hardware
- Large Central Island w/ Waterfall Quartz Countertops, Bar Seating, and Quartzite Dual-Basin Undermount Sink
- Stainless-Steel Appliance Package Includes Electrolux Fridge/Freezer, Bartzoni 36" 5-Burner Gas Range, 36" Custom Wood Hoodfan, Microwave Built into Island, and Dishwasher w/ Garburator and Water and Soap Dispenser
- Walk-In Pantry w/ Built-In Cabinetry, Shelving, and Decorative Tile
- Additional Pantry Storage in Extra Deep Built-In Full-Wall Cabinetry
- Built-In Coffee Bar w/ Quartz Counter and Oversized Tile
- Formal Dining Area w/ Oversized Windows w/ Lumen Details
- Living Room Featuring 11'x8' Sliding Glass Door, Inset Gas Fireplace w/ Built-In Millwork and Tile Details
- Powder Room w/ Quartz Countertops, Vessel Sink, and Tile Feature Wall
- Front Foyer w/ Large Built-In Bench w/ Shiplap Detail and Built-In Closet
- Carpet-Wrapped Open Riser Staircase

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UPPER FLOOR

- 9' Ceilings w/ 8' Passage Doors
- Master Suite w/ Large North-Facing Windows w/ Golf Course Views, Tray Ceiling, and Large Walk-in Closet w/ Custom Hanging, Shelf, and Shoe Storage
- 5-Piece Ensuite w/ Heated Tile Floors, Walk-In Shower w/ Full Height Tile, Rain Shower, and Hand-Held Shower Head, Free-Standing Soaker Tub, Modern Vanity w/ Dual Undermount Sinks, and Separate Water Closet
- Main Bath w/ Quartz Countertops, Undermount Sink, and Fully Tiled Tub/Shower Combo
- Junior Master features Walkthrough Closet w/ Access to Main Bathroom
- Second and Third Bedrooms Both w/ Custom Closets

BASEMENT

- Fully Developed w/ 9' Ceilings
- Expansive Rec Room w/ Full Wet Bar, Built-In Media Wall w/ Storage, and Rough-Ins for Projector Screen
- Wet Bar Featuring Quartz Countertop, Custom Built-In Cabinetry, Beverage Fridge, and Room for a Keegerator
- Gym w/ Floor-to-Ceiling Glass Wall and Rubber Flooring
- Bright Guest Bedroom w/ Large Window
- 4-Piece Bathroom w/ Heated Tiled Flooring, Quartz Countertop, Undermount Sink, Modern Faucets, Dual-Flush Toilet and Fully Tiled Shower
- 5' x 5' Secondary Laundry/Pet Room w/ Quartz Counters, Upper and Lower Cabinetry, Linen Closet, Sink, and Electrolux Washer/Dryer
- Large Mudroom w/ Full-Height Cabinets w/ Shiplap Detail, Hooks, and Built-In Bench

PLUMBING, HEATING, & ELECTRICAL

- CAT-5 Wiring Throughout
- High-Efficiency Furnace w/ Humidifier
- 50-Gallon Hot Water Tank
- Roughed-In Central Air Conditioning

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EXTERIOR

- Smart Board, Stucco on Sides, and Brick Accents
- Exposed Aggregate Concrete Front Walkway
- 20' x 21' Rooftop Patio w/ Golf Course Views
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping
- Low Maintenance Metal Clad Windows w/ Vinyl Interiors
- Asphalt Shingle Roof

WARRANTY & SERVICES

- New Home Warranty Program
- Progressive New Warranty – Directly Administered by Progressive New Home Warranty

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

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