

NEWINFILLS

224 22 AVENUE NE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill by Ace Homes
- Over 2,700 Square Feet of Total Living Space (1,890 Square Feet Above Grade)
- Double Detached Garage with Oversized 8-ft Door
- 4 Bedrooms (3 Up/1 Down) and 3.5 Bathrooms (2.5 Up/1 Down)
- Fully Developed Basement with Rec Room, Wet Bar, Full Bathroom, Fourth Bedroom and Gym
- Skylight in Upper Bonus Room and Oversized Windows Throughout
- Engineered Hardwood Flooring on Main Level
- High-Profile Casing and Trim Throughout
- 10' Ceilings on Main Level
- Vaulted Ceilings in Upper Bonus Room, Master Bedroom, and Master Ensuite

MAIN FLOOR

- Wide-Plank Engineered Hardwood Flooring
- Front Entrance with Built-In Closet and Custom Millwork
- Central Kitchen with Quartz Countertops, Ceiling-Height White Lacquered Cabinets, Under Cabinet Lighting, Built-In Pantry and Tile Backsplash
- Stainless Steel Appliances include Gas Cooktop, Built-In Wall Oven, Built-In Microwave, Built-In Dishwasher, Hood Fan, and Refrigerator
- Oversized Central Island with Pull Out Garbage and Recycling Drawers
- Formal Dining Room with Oversized Window and Decorative Light Fixture
- Open-Concept Living Room with Gas Fireplace, Built-In Millwork/Shelving, Tile Surround, and Oversized Windows
- Custom Tiled Mudroom Including Bench, Cubbies, and Hooks
- 2-Piece Powder Room with Vanity, Quartz Countertops, Undermount Sink, and Under Cabinet Feature Lighting

UPPER FLOOR

- Bonus Room with Vaulted Ceiling, Skylight, Built-In Millwork and Inset Plug-Ins for TV
- Masters Quarters with Vaulted Ceiling, Large Walk-in Closet with Custom Millwork, and Built-In Ceiling Speakers

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

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- Private 5-Piece Ensuite Bathroom with Vaulted Ceiling, Heated Tile Flooring, Dual Undermount Sinks, Quartz Countertops, Free-Standing Soaker Tub, Oversized Shower with Glass Door, and Full-Height Tile Detailing (Roughed-In for Steam Shower)
- Two Additional Bedrooms with Built-In Closets with MDF Shelving
- Main Bathroom with Tile Flooring, Quartz Countertops, and Tub/Shower with Full Height Tile Surround
- Laundry Room with Tile Floors, Quartz Countertops, Tile Backsplash, Upper/Lower Cabinetry, Hanging Rod, and Sink

BASEMENT

- Fully Developed with Large Rec Room, Wet Bar, Fourth Bedroom, Full Bathroom and Gym
- Wet Bar with Quartz Countertops, Tile Backsplash, and Bar Sink

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Roughed-In Sound System
- Roughed-In Central Vacuum System
- Roughed-In Central Air Conditioning
- Roughed-In Security System

EXTERIOR DETAILS

- Hardie Board and Smartboard
- Brushed Concrete Patio with Gas Line for BBQ
- Brushed Concrete Walks
- Pressure Treated Fences with Two Gates to Front Yard and Back Lane
- Landscaping Package with Sod in Front and Back

WARRANTY & SERVICES

- Progressive New Home Warranty Program

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

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