

NEWINFILLS

1118 BELLEVUE AVENUE SE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Estate Home with over 4,100 Square Feet* of Total Developed Living Space [2,954 Square Feet* Above Grade]
- Situated on an Oversized 35.5' x 142' Lot with East/West Exposure
- Premium Location in Ramsay with Valley Views
- Double Attached Garage (20' x 20') with Front Driveway
- 4 Bedrooms (3 Up/ 1 Down)
- 3.5 Bathrooms
- Fully Developed Walkout Basement with Rec Room, Wet Bar, Game/Workout Area, Bedroom, Bathroom/Office, and Mudroom from Attached Garage
- Extensive Pot Lighting and Upgraded Designer Lighting Fixtures
- Hardwood Wrapped Staircase with Custom Guards
- Custom Closet Organizers in All Closets
- Painted Ceilings Throughout
- High Profile Baseboards & Window Casings

MAIN FLOOR

- 9' Painted Ceilings in Kitchen
- 11' Painted Ceilings with Custom Decorative Beams in Living Room
- Wide Plank Engineered Hardwood Flooring and Upgraded Tile Throughout
- Formal Dining Room with Chandelier and French Doors to Private Upper Balcony
- Open-Concept Living Room with Gas Fireplace, Full-Height Tile Detailing, Custom Built-Ins and Dual French Doors to Oversized Rear Balcony
- Custom Ceiling-Height Kitchen Cabinetry with Roll-Out Spice and Pantry Drawers and Under Cabinet Feature Lighting
- Extra Thick Quartz Countertops, Oversized (12') Island with Bar Seating and Built-In Shelves
- Stainless-Steel Appliance Package with 5-Burner Gas Cooktop, Full Size Side-by-Side Fridge/Freezer, Built-In Wall Over/Microwave, Built-In Dishwasher, Pot Filler and Dual Basin Undermount Sink
- Walk-In Pantry with Custom MDF Shelving

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- 2-Piece Powder Room with Floating Vanity with Under Cabinet Lighting, Tiled Feature Wall with Floating Shelves and Undermount Sink
- Tiled Foyer with Stairs to Main Floor and Built-In Closet

UPPER FLOOR

- 9' Painted Ceilings and Engineered Hardwood Flooring Throughout
- Large Bonus Room with Recessed Plug Ins for Wall Mounted TV
- Large Master Bedroom with Gas Fireplace Feature Wall, Expansive Walk-In Closet with Custom Shelving & Drawers
- Spa-Like 5-Piece Ensuite with Heated Tile Flooring, Framed Mirror, Quartz Countertop, Dual Undermount Sinks, Oversized Steam Shower with Body Jets, Built-In Bench, 10mm Glass Door, Rain Shower Head, Freestanding Soaker Tub and Formal Water Closet
- Laundry Room with Upgraded Washer and Dryer, Custom Cabinetry, Quartz Countertop, Hanging Rod, and Stainless Steel Sink
- Generous Sized Second and Third Bedrooms with Large Windows and Custom Built-In Closets
- Main 4-Piece Bathroom with Extended Vanity, Quartz Countertop, Undermount Sink, Framed Mirror and Tub/Shower with Full-Height Tile Surround
- Skylights in Upper Hallway

BASEMENT

- Engineered Hardwood Flooring with Radiant In-floor Heating
- 9' Painted Ceilings
- Expansive Recreation Room with Custom Built-Ins and Separate Games/Gym Area
- Wet Bar with Quartz Countertop, Tile Detailing, Wine/Beverage Fridge, and Prep Sink
- Full Bathroom with Vanity, Quartz Countertop, Custom Tiled Shower Surround and Cheater Access to Bedroom/Office
- Large Bedroom/Office with Built-in Closet and Window
- Tiled Mudroom with Walk-In Closet with Custom Built-Ins, Lockers, Hooks, and Bench
- Enclosed Storage Room

MECHANICAL, PLUMBING & HEATING

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- Roughed-In Radiant In-Floor Heat in Lower Level
- Roughed-In Central Vacuum System
- Roughed-In Air Conditioning
- Roughed-In Alarm System with Control Panel
- Roughed-In Ceiling Speakers in 5 Zones (Kitchen, Living Room, Master Bedroom, Master Ensuite, Rec Room)
- Roughed-In Exterior Speakers
- Sump Pump

EXTERIOR

- Modern Farmhouse Exterior with White Hardie Board Siding and Dark Brick
- Concrete Walkways
- Rear Concrete Patio with Gas Line for Heating Lamp or Firepit
- Two Upper Balconies with Views (Master/Living Room)
- Landscaping Package with Sod and Trees
- Outdoor Speakers
- Pressure Treated Fences and Gates

WARRANTY

- New Home Warranty Program

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

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