

NEWINFILLS

205 35A STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 3-Storey Semi-Detached Infill with over 3,010 Square Feet of Total Living Space (2,411 Square Feet Above Grade)
- Double Attached Garage
- 2 Oversized Balconies, 1 with Gas Line for BBQ
- 4 Bedrooms (2 Up / 1 Ground / 1 Basement) and 4.5 Bathrooms
- Fully Developed Basement with Rec Room, Wet Bar, Full Bathroom and Fourth Bedroom
- Oversized Windows Throughout
- High-Profile Casing and Trim Throughout
- Custom MDF Millwork in All Closets

GROUND FLOOR

- Luxury Vinyl Plank Flooring
- Family Room with Built-In Custom Media Center
- Floor-to-Ceiling Storage Cabinets in Family Room
- 4-Piece Bathroom with Modern Vanity, Quartz Countertop, Undermount Sink and Tub/Shower Combo
- Large Bedroom with Oversized Windows and Custom Closet
- Access to Backyard Through Man Door

MAIN FLOOR

- Luxury Vinyl Plank Flooring
- Central Kitchen with Quartz Countertops, White Shaker Cabinets, Wall Pantry, Tile Backsplash, and Black Hardware
- Stainless Steel Appliances Include French Door Fridge with Lower Freezer, Gas Cooktop, Custom Hood Fan, Built-In Wall Oven/Microwave, and Dishwasher
- Oversized Central Island with Dual Basin Undermount Sink, Bar Seating and Designer Pendants
- Dining Room with Oversized Windows and Decorative Light Fixture
- Living Room with Decorative Media Wall and Vaulted Ceilings
- Man Door with Access to Oversized Balcony with Gas Line for BBQ
- 2-Piece Powder Room with Modern Vanity, Quartz Countertop and Undermount Sink
- Laundry Room with Luxury Vinyl Plank Flooring, Built-In Cabinetry, Shelves, and Sink

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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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UPPER FLOOR

- Upgraded Carpet Staircase with Wood Railing and Metal Spindles
- Masters Quarters with Large Walk-in Closet and Private 5-Piece Ensuite
- Master Ensuite Bathroom with Marbled Tile Flooring, Quartz Countertops, Dual Undermount Sinks, Built-In Soaker Tub, Oversized Shower with Glass Door, Full-Height Tile Detailing, Handheld Shower Head and Rain Shower Head, and Private Water Closet
- Junior Master Bedroom with Large Window, Walk-In Closet with Custom Built-Ins, and 4-Piece Ensuite
- 4-Piece Ensuite with Marbled Tile Flooring, Modern Vanity with Undermount Sink, Tub/Shower Combo, and Upgraded Chrome Fixtures/Faucets

BASEMENT

- Fully Developed Basement
- Large Rec Room with Custom Built-In Wet Bar with Wine Display, Quartz Counters, and Undermount Sink
- Large Bedroom with Custom Closet
- 4-Piece Bathroom with Tile Flooring, Modern Vanity, Tub/Shower Combo and Upgraded Chrome Fixtures/Faucets

PLUMBING, HEATING & ELECTRICAL

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

EXTERIOR

- 2 Oversized Balconies, 1 with Gas Line for BBQ
- Brushed Concrete Walks
- Landscaping Package

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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