

NEWINFILLS

2107 7 STREET NE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill by Lakeview Homes
- Over 2,800 Square Feet* of Total Living Space (2,007 Square Feet Above Grade*)
- Double Detached Garage with Oversized 8-ft Door
- 4 Bedrooms (3 Up/1 Down)
- 3.5 Bathrooms
- Fully Developed Basement with Rec Room, Wet Bar, Full Bathroom, Fourth Bedroom, and Home Gym
- Skylight in Upper Floor and Oversized Windows Throughout
- Engineered Hardwood Flooring on Main Level and Cut Pile Carpet with Upgraded 10lb Underlay
- High-Profile Casing and Trim Throughout
- 10-Foot Painted Ceilings on Main Level

MAIN FLOOR

- Wide-Plank Engineered Hardwood Flooring
- Tiled Mudroom with Built-In Closet, Custom Millwork, Bench, and Hooks
- Central Kitchen with Quartz Countertops, Ceiling-Height White Lacquered Cabinets, Under Cabinet Lighting, Built-In Pantry, and Tile Backsplash
- Stainless Steel Appliance Package Includes Fridge, Gas Cooktop, Custom Hoodfan, Built-In Oven/Microwave, Dishwasher, and Dual Basin Undermount Sink
- Oversized Central Island with Pull Out Garbage and Recycling Drawers
- Formal Dining Room with Oversized Window and Decorative Light Fixture
- Open-Concept Living Room Gas Fireplace, Built-In Millwork/Shelving, Tile Surround and Oversized Windows
- 2-Piece Powder Room with Vanity, Quartz Countertops and Undermount Sink

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UPPER FLOOR

- Cut Pile Carpet with Upgraded 10lb Underlay Throughout
- Skylight in Hallway
- Masters Quarters with Vaulted Ceiling, Built-In Ceiling Speakers, and Large Walkthrough Closet with Custom Millwork, and Access to Laundry Room
- Private 5-Piece Ensuite Bathroom with Dual Undermount Sinks, Quartz Countertops, Free-Standing Soaker Tub, Oversized Shower with Glass Door, Body Jets 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 and Full Height Tile Tub 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 Home Gym
- 9-Foot Ceilings and Cut Pile Carpet with Upgraded 10lb Underlay
- Wet Bar with Quartz Countertops, Lacquered Cabinets, Tile Backsplash, Open Display Shelves, Prep Sink, and Beverage Fridge

PLUMBING, HEATING & ELECTRICAL

- High-efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Built-In Ceiling Speakers with 5 Zones (Dining Room, Living Room, Master Bedroom, Master Ensuite, and Basement)
- Roughed-In Central Air Conditioning
- Roughed-In Security System with Smart Home Capability and Camera at Front and Back

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EXTERIOR

- Stucco Facade with Wood-Look Metal Accents
- 20' x 10' Deck with Pressure Treated Wood
- 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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