

NEWINFILLS

430 18 AVENUE NE | FEATURES & SPECIFICATIONS

FEATURES

- 2 Storey Semi-Detached Infill
- Over 2,955 of Living Space (2,073 Square Feet Above Grade)
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement with Large Family Room and Wet Bar
- Engineered Oak Hardwood Flooring on Main Floor
- Designer Light Fixtures
- Built-In Ceiling Speakers Throughout

MAIN FLOOR

- 10' Painted Ceilings with 8' Doors
- Open Staircase with Wooden Railing and Metal Spindles
- Kitchen Featuring Waterfall Quartz Countertops, Custom Cabinetry with Soft-Close Hardware, Built-In Pantry, and Tile Backsplash
- Premium Stainless-Steel Appliance Package includes Refrigerator, Built-In Wall Oven and Microwave, Gas Cooktop, Hood Fan, and Dishwasher
- Formal Dining Area with Custom Feature Wall and View of Front Yard
- Living Room with Large Window and Gas Fireplace with Full-Height Tile Surround and Built-In Cabinetry with Inset Lighting
- Powder Room with Tile Flooring, Custom Cabinetry, Undermount Sink, and Herringbone Backsplash
- Rear Tiled Mudroom with Built-In Lockers

UPPER FLOOR

- Masters Quarters features Vaulted Ceiling, Large Window, Custom Feature Wall, and Expansive Walk-in Closet with Custom Storage
- Private 5-Piece Ensuite with Heated Tile Floors, Vanity with Quartz Countertop, Dual Undermount Sinks, Custom Cabinetry, Tiled Shower with Handheld and Rain Shower Head and Built-In Bench (Roughed-In for Steam), Free-Standing Soaker Tub, and Private Water Closet

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- Main Bath with Custom Cabinetry, Quartz Countertop, Undermount Sink, Modern Tile Floors, and Tub/Shower with Full Height Tile Details
- Laundry Room with Tile Flooring, Built-In Cabinetry, Quartz Countertops, and Sink
- Second and Third Bedrooms with Walk-In Closets and Custom Storage

BASEMENT

- Fully Developed with 9' Ceilings and Large Windows
- Expansive Family Room with Custom Media Unit with Built-In Speakers/Sound System
- Full Wet Bar with Undermount Sink, Tile Backsplash, Lower Cabinetry, and Beverage Fridge
- Bright Guest Bedroom with Large Window and Large Walk-In Closet
- 4-Piece Bathroom with Tile Flooring, Quartz Countertop, Undermount Sink, and Tiled Tub/Shower
- Roughed-In for Projector

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Built-In Ceiling Speakers Throughout
- Roughed-In for Vacuflo
- Roughed-In Air Conditioning

EXTERIOR DETAILS

- Hardie Board & Stucco
- Landscaping Package
- Exposed Aggregate Front Walkway and Pressure Treated Fence
- Large Rear Patio with Gas Line for BBQ
- Low Maintenance Windows

WARRANTY & SERVICES

- New Home Warranty Program

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

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