

NEWINFILLS

809 DRURY AVENUE NE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill by Le Riva Homes
- 3,480 Square Feet of Developed Living Space (2,647 Square Feet Above Grade)
- 50' x 110' Pie Shaped Lot with South Backyard
- 5 Bedrooms in Total (5 Up / 2 Down)
- Double Attached Garage with Rough-In for Electric Car Charging Station, Built-In Workbench & Tool Storage (22' x 24')
- Upper Rear Deck with Downtown & River Views
- Legal 2-Bed Basement Suite with Separate Entrance, Separate Parking, Full Kitchen, Electric Fireplace with Stone-Textured Tile Feature Wall, & Roughed-In Laundry
- Exclusive 7" Wide Plank Engineered White Oak Hardwood on Main Floor, Master Suite, & Upper Family Room
- Designer Lighting Package includes Designer Pendants Throughout, Recessed Puck Lights, & Recessed LED Ceiling Lights

MAIN FLOOR

- 11-Foot Painted Ceilings
- 8-Foot Interior Solid Core Passage Doors
- Exclusive 7" Wide Plank Engineered White Oak Hardwood from Twelve Oaks
- Chef-Inspired Custom Kitchen features:
 - Quartz Countertops
 - MagnUm Prexious White Porcelain Slab Backsplash
 - Elegant Two-Tone Flat Panel Cabinetry with Upper & Lower Storage, Adjustable Shelves, Built-In Tray Dividers, & Pull-Out Space Rack
 - Jenn-Air 36-inch Gas Range with Custom Linear Wood Hood Fan
 - Jenn-Air 42-inch Counter-Depth Wood-Paneled French Door Fridge/Freezer
 - Warm Wall featuring Built-In Speed Oven, Built-In Coffee Machine, & Additional Cabinetry
 - Ruvati 15-inch Stainless Steel Undermount Prep Sink
 - 8-Foot Ceiling-Height Built-In Pantry Wall with Pull Out, Interior Drawers, and Open Shelving with Wood Accents & Display Lighting

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- Custom LED Lighting
- Oversized 10-Foot Central Island features:
 - Semi-Raised Eating Bar with Room for 5
 - Blanco Horizon Dual Basin Undermount Silgranit Sink in Anthracite
 - Delta Single Handle Pull-Down Champagne Bronze Faucet
 - Kuzco Linear Acrylic Form Pendant Light
 - Built-In Drawer Storage, including Garbage & Recycling Drawers
 - Jenn-Air 24-inch Built-In Stainless-Steel Dishwasher with Smart Home Connectivity
- Formal Dining Room features Dropped Ceiling with Recessed LED Accent Lights, Black Ink Feature Wall, & Matteo Lighting Glass Bulb Chandelier
- Great Room features Contemporary Inset Napoleon Gas Fireplace with MagnUm Prexious White Porcelain Slab Surround and Oversized Windows
- Open Front Foyer with 44-inch Wardrobe Closet & Views into the Dining Room
- Rear Mudroom Offers Direct Access to the Attached Garage & Features a Built-In Bench with Two Levels of Drawers, a Ceiling-Height Wall Mirror, & a Ceiling-Height Coat Closet with Shoe Storage, Shelving, & Hanging Storage
- Bedroom 1 features Built-In Workspace with Desk Drawers, Open Chubby Shelf, Custom-Built Cabinetry, & Built-In Wardrobe Closet with Drawers, Hanging Storage, & Adjustable Shelving
- Main Floor Bathroom features Two-Tone Flat Panel Cabinetry, Open Display Shelf, Vicostone Quartz Countertop, Lead-Coloured Stone-Tile Floors, & Walk-In Shower with Full-Height Beveled Subway Tile Surround & By-Pass Sliding Glass Doors
- Glass Rail with Engineered White Oak Hardwood Stairs

UPPER FLOOR

- 11-Foot Painted Ceilings in Master Suite, Bedroom 2 & 3, Hallway, & Laundry Room
- 10-Foot Painted Ceilings in Family Room & Bedroom 4
- 8-Foot Interior Solid Core Passage Doors
- 7" Wide Plank Engineered White Oak Hardwood in Master Suite & Family Room
- Engineered White Oak Hardwood Floors in Upper Bedrooms
- Spacious Master Suite features:
 - Expansive Sitting Area with Oversized Windows

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- Large Walk-In Closet with Flat-Panel Wood Cabinetry with Long & Short Hanging Storage, Lower Drawers, Open Cubbies, Open Shelves, & Mirrored Full-Height French Doors
- Luxury Master Ensuite features:
 - Modern Flat-Panel Wood Vanity with Elegant White Quartz Countertop & Backsplash, Dual Undermount Sinks, & Delta Champagne Bronze Faucets
 - Stunning Aged Gold Brass Designer Pendant Lights from Matteo Lighting
 - 10-foot Tall Walk-In Steam Shower with Full-Height Natural Stone-Textured Tile & Bold Stone-Like Arctic White Tile Surround, 15-in Deep Bench, & Delta H2Okinetic Champagne Bronze Shower System with Rain Shower Head, Shower Arm, & Body Jets
 - Freestanding Soaker Tub with Natural Stone-Textured Tile Feature Wall, Delta Trinsic Champagne Bronze Tub Filler with Handshower, & Designer Glass Bulb Pendant Light from Matteo Lighting
 - Natural Stone-Textured Tile Feature Wall & Flooring from Julien Tile
- Vast Dropped Living Room features:
 - Contemporary Inset Napoleon Gas Fireplace with Full-Height MagnUm Prexious White Porcelain Slab Surround
 - Custom Built-In Open Shelving in Hallway
 - Expansive 10-Foot Wide, South-Facing Windows
 - 18-Foot by 6-Foot South-Facing Upper Deck with Downtown & River Views
- Bedroom 2, 3, & 4 features Built-In Wardrobe Closet with Open Shelving, Drawers, Hanging Storage, & Adjustable Shelving
 - Bedroom 2 also features Built-In Workspace with Desk Drawers, Open Chubby Shelf, & Custom-Built Cabinetry
- Two Upper-Level Bathrooms feature Two-Tone Flat Panel Cabinetry, Open Display Shelf, Vicostone Quartz Countertop, & Lead-Coloured Stone-Tile Floors
 - Bath 2 features Walk-In Shower with Full-Height Beveled Subway Tile Surround & By-Pass Sliding Glass Doors
 - Bath 3 features Tub/Shower Combo with Full-Height Beveled Subway Tile Surround
- Laundry Room features:
 - Custom Ceiling-Height, Full Depth Wood Linen Tower
 - Elegant White Quartz Countertops
 - Stainless-Steel Undermount Sink with Black Faucet
 - Upper Cabinetry & Open Shelving

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- Separate Broom Storage
- Garbage Drawer with Top Roll Out
- Lead-Coloured Stone-Tile Floors
- *Optional:* Natural Stone-Like Porcelain Tile Wall Feature

BASEMENT

- 9-Foot Painted Ceilings
- In-Floor Radiant Heating
- Aquafix Luxury Vinyl Plank Flooring
- Legal 2-Bedroom Basement Suite with Separate Entrance
- Upgraded Bar / Kitchenette features:
 - Vicostone White Quartz Countertops
 - Glazed White Body Hexagon Porcelain Tile Backsplash
 - Modern Two-Tone Flat Panel Cabinetry with Upper Storage, Adjustable Shelves, & Lower Drawers
 - Slide-In Range with Custom Flat Panel Hood Fan & Floating Display Shelves
 - Samsung 30-inch Counter-Depth Fridge/Freezer
 - Samsung 24-inch Built-In Microwave with Lower Drawer Storage & Upper Shelving
 - Samsung 18-inch Stainless-Steel Double Bowl Undermount Sink with Polished Chrome & Matte Black Faucet
 - Peninsula Nook Island with Built-In Dishwasher & Flush Eating Bar
 - Contemporary White & Brushed Gold Pendant from Matteo Lighting
- Spacious Rec Room with Napoleon Electric Fireplace with Full-Height Stone-Textured Tile Feature Wall & Oversized Double-Window
- Two Good-Sized Lower Bedrooms or Theatre or Fitness Rooms with Large Windows
- Main Bathroom features Polished Stone-Like Heated Tile Floors, Tub/Shower Combo with Full-Height Beveled Subway Tile Surround, Two-Tone Flat Panel Cabinetry, Open Display Shelf, Vicostone Quartz Countertop, & Sleek Matteo Wall Sconce Light
- Entry Closet, Bedroom Closet, & Additional Storage Closet features Custom Built-In Millwork with Custom Storage Options
 - Storage Closet with Rough-Ins for Stacked Washer/Dryer

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PLUMBING, HEATING, & ELECTRICAL

- Decora Plugs and Switches Throughout
- Pot Lighting Throughout
- High-efficiency Furnace with Humidifier
- 75-Gallon Hot Water Tank
- Central Vacuum System Rough-In
- Rough-In for Electric Car Charging Station
- Air Conditioning Installed
- In-Floor Radiant Heating in Basement
- 100 Amp Electrical Panel
- Sump Pump

EXTERIOR

- Icon Panels, Tile, & Stucco
- Pressure-Treated Upper Rear Deck
- Exposed Aggregate Steps and Walks
- Exposed Aggregate Driveway
- Double Attached Garage with Built-In Workbench and Tool Storage
- Secondary Suite Parking Space
- Pressure-Treated Fences
- Low Maintenance Landscaping Package
- Low Maintenance, Dual-Pane Black Metal Clad Windows Throughout

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

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