

NEWINFILLS

2136 54 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2 Storey Semi-Detached Infill
- Over 2,618 of Living Space (1,830 Square Feet Above Grade)
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement with Large Rec Room, Wet Bar, and Built-In Entertainment Unit
- Wide-Plank Engineered Oak Hardwood Flooring on Main Floor
- Designer Light Fixtures and Energy Efficient LED Pot Lighting
- Roughed-In Ceiling Speakers Throughout

MAIN FLOOR

- 10' Painted Ceilings with 8' Doors
- Open Staircase with Wooden Railing and Black Metal Pickets
- Kitchen Featuring Oversized Island with Quartz Countertops, Custom Shaker-Style Cabinetry with Soft-Close Hardware, Display Shelving, Built-In Pantry, and Modern Tile Backsplash
- Island Pull-Out Garbage/Recycling Drawers and Dual-Basin Sink
- Premium Stainless-Steel Appliance Package includes Refrigerator, Built-In Oven/Microwave, 6-Burner 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, and Undermount Sink
- Rear Tiled Mudroom with Custom Built-In Closet

UPPER FLOOR

- Masters Quarters features Large Window, Expansive Walk-in Closet with Custom Storage and Built-In Dressing Mirror, and Barn Door
- Private 5-Piece Ensuite with Heated Tile Floors, Vanity with Quartz Countertop, Dual Undermount Sinks, Custom Cabinetry, Tiled Shower with Rain Shower Head and Built-In Bench, 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 Bedroom with Custom Closet
- Third Bedroom with Large Window and Custom Closet

BASEMENT

- Fully Developed with 9' Ceilings and Large Windows
- Expansive Rec Room with Custom Media Unit with Rough-In Speakers/Sound System
- Full Wet Bar with Undermount Sink, Modern Tile Backsplash, Upper/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

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Rough-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

- Progressive New Home Warranty Program

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

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