

# NEW INFILLS

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## #23, 1710 28 AVENUE SW | BROOKLYN TOWNHOMES FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Infill Townhome
- 1,580 Square Feet of Developed Living Space (1,334 Square Feet Above Grade)
- 3 Bedrooms in Total (2 Up / 1 Down)
- Double Attached Garage with Overhead Door Opener
- 4" Baseboards and 3" Casing Throughout
- High Performance Sound Proofed Party Walls
- Zebra Blinds on all Windows
- Decora Switches Throughout
- 530 Sq Ft Rooftop Patio with Raised Planter and Privacy Walls

### MAIN FLOOR

- 9-Foot Ceilings
- Luxury Vinyl Plank Flooring
- LED Flush Mount Lights
- 1.25" Quartz Countertops
- Stainless Steel Appliance Package
- Custom Built Kitchen Cabinetry with Under Cabinet Lighting, Soft-Close Hardware, Bank of Pot Drawers, and Cabinet Pantry
- Undermount Stainless Steel Sink with Pull-Down Faucet
- Tile Backsplash
- Formal Dining Room with Access to Balcony
- Living Room with Oversized Window
- Front Foyer with Large Coat Closet
- Powder Room with Undermount Sink



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## UPPER FLOOR

- Upgraded Carpet with 8lb Underlay
- Two Master Suites
- First Master Bedroom with Large Walk-In Closet and 4-Piece Ensuite, Featuring Dual Undermount Stainless Steel Sink, Tile Floors, Medicine Cabinet, and Walk-In Shower
- Second Master Bedroom with Large Walk-In Closet and 4-Piece Ensuite, Featuring Undermount Stainless Steel Sink, Tile Floors, Medicine Cabinet, and Tub/Shower Combo
- Laundry Closet with Side-by-Side Washer/Dryer and Shelf Storage

## LOWER LEVEL

- Luxury Vinyl Plank Flooring
- Bedroom with Closet, Large Window, and 3-Piece Ensuite
- Access to Double Attached Garage

## PLUMBING, HEATING, & ELECTRICAL

- Decora Plugs and Switches Throughout
- Contemporary Low Flow Plumbing Fixtures and Toilets
- Lutron Maestro Eco Timers in Full Bathrooms
- 5 Telephone Jacks with White Jack Cover and Cat5 Wiring
- 3 to 4 (per drawings) Cable TV Rough-Ins
- 5 USB Plugs
- Smart Wi-Fi
- 7-Day Programmable Thermostat with Redlink Room Sensor
- Drip Humidifier
- 96% High-Efficiency Gas Furnac
- 50-Gallon Natural Gas Hot Water Heater
- HRV System

**BROOKLYN**  
— townhomes —

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## EXTERIOR

- Low Maintenance Hardie Board Siding
- Cultured Stone
- Fully Landscaped
- Rooftop Patio Duly Landscaped and Paved with Concrete Pavers, Enclosed with Glass Railings, and Aluminum Privacy Walls
- Double Attached Garage with Overhead Door Opener
- Black Laminate Fusion Wrapped PVC Sliders and Picture Windows
- Glass Railings at Balcony and Rooftop Patio
- Aluminum Panel Privacy Wall at Balcony
- Asphalt Shingles with All Building Envelope Details

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



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