

NEWINFILLS

1704 27 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- Over 2,600 Square Feet of Total Living Space (1,905 Square Feet Above Grade)
- 5 Bedrooms (3 Up/2 Down)
- 3.5 Bathrooms
- Fully-Developed Basement with Rec Room, Wet Bar, Full Bathroom and Fourth and Fifth Bedroom (or Home Gym)
- Skylight in Upper Hallway and Oversized Windows Throughout
- Engineered Hardwood Flooring and Cut Pile Carpet with Upgraded 10lb Underlay
- High-Profile Casing and Trim Throughout

MAIN FLOOR

- 10' Ceilings
- Wide-Plank Engineered Hardwood Flooring
- Tiled Front Entrance with Built-In Closet and Custom Millwork
- Central Kitchen with Quartz Countertops, Ceiling-Height White Lacquered Cabinets, Under Cabinet Lighting, Full Wall Pantry with Pull Out Drawers and Tile Backsplash
- \$12,000 Credit for Appliances
- Oversized Central Island with Pull Out Garbage and Recycling Drawers
- Formal Dining Room with Oversized Window, Custom Built-In Cabinets, and Decorative Light Fixture
- Open-Concept Living Room Gas Fireplace, Built-In Millwork/Shelving, Tile Surround, and Oversized Sliding Glass Doors
- Tiled Mudroom with Custom Millwork, Built-In Full Height Lockers, Built-In Bench, and Hooks
- 2-Piece Powder Room with Vanity, Quartz Countertops, and Undermount Sink

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

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UPPER FLOOR

- 9' Ceilings
- Upgraded Carpet with 10lb Underlay
- Skylight in Hallway
- Vaulted Loft with Built-In Shelving
- Masters Quarters with Vaulted Ceiling, Large Walk-in Closet with Custom Millwork and Built-In Ceiling Speakers
- Private 5-Piece Ensuite Bathroom with Heated Tile Flooring, Dual Undermount Sinks, Quartz Countertops, Drop-In 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 Dual Undermount Sinks, 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 Theatre, Wet Bar, Fourth and Fifth Bedroom (or Home Gym), and Full Bathroom with Walk-In Shower
- 9-Foot Painted Ceilings and Upgraded Carpet with 10lb Underlay
- Theatre Room with Built-In Entertainment Center
- Wet Bar with Quartz Countertops, Lacquered Cabinets, Tile Backsplash, Beverage Fridge, and Prep Sink
- Roughed-In Radiant In-Floor Heating

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Built-In Ceiling Speakers with 5 Zones (Kitchen, Living Room, Master Bedroom, Master Ensuite, and Basement)
- Roughed-In Radiant In-Floor Heat on Lower Level
- Roughed-In Central Vacuum System & Central Air Conditioning
- Roughed-In Security System with Smart Home Capability and Rough-In for Camera at Front and Back

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EXTERIOR

- Hardie Board, Smartboard, and Stucco
- 21' x 10' Brushed Concrete Patio with Gas Line for BBQ
- Brushed Concrete Walks
- Pressure Treated Fences with Two Gates to Front Yard and Back Lane
- Landscaping Package with Sod in Front and Back

WARRANTY

- Progressive New Home Warranty

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

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