

# NEWINFILLS

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## 1102 17 AVENUE NW | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Detached Infill by Mainstreet Developments
- 3,201 Square Feet of Developed Living Space (2,204 Square Feet Above Grade)
- 5 Bedrooms in Total (3 Up / 2 Down)
- Proposed 2-Bedroom Basement Suite w/ Separate Entrance
- 40' x 105' Lot w/ South Front Yard
- Double Detached Garage (21' x 22')
- Designer Lighting Package from Dhillion Lighting
- LED Pot Lighting Throughout
- Front South-Facing Verandah

### MAIN FLOOR

- 9-Foot Painted Ceilings
- Wide Plank, Engineered Oak Hardwood Flooring
- Open Concept Kitchen w/ Ceiling-Height Lacquered Cabinets, Under Cabinet Lighting, Quartz Counters, and Built-In Pantry
- \$12,000 Appliance Budget at Trail Appliances
- Oversized (10') Central Island w/ Quartz Countertop, Dual Basin Undermount Stainless Steel Sink, Built-In Dishwasher, and Bar Seating
- Dining Area w/ Oversized Windows
- Living Room features Gas Fireplace w/ Tile Detailing and Built-In Millwork
- 8-Foot Sliding Glass Doors onto Back Deck
- Rear Mudroom w/ Tile Floors, Built-In Lockers, and Bench
- Powder Room w/ Vessel Sink and Tile Backsplash
- Separate Front Office w/ Oversized Windows Overlooking the Verandah

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## UPPER FLOOR

- 9-Foot Painted Ceilings
- Upgraded Carpet Flooring
- Masters Quarters features Vaulted Ceiling, Large Windows, and Walk-In Closet w/ Built-In Shelving & Drawers
- 5-Piece Ensuite features Barn Door Entrance, Large Windows, Heated Tile Floors, Drop-in Soaker Tub, Tiled Shower w/ 10mm Glass & Bench, Dual Sinks, Quartz Countertops, & Formal Water Closet
- Main Bathroom w/ Quartz Countertop, Undermount Sink, Tile Flooring, and Tile Tub Surround
- Laundry Room w/ Side-by-Side Washer/Dryer, Upper Cabinets, Laundry Sink, Folding Counter, & Linen Closet
- Secondary Bedrooms w/ Built-In Closets

## BASEMENT

- Fully Developed Proposed 2-Bedroom Basement Suite w/ Separate Entrance
- 9-Foot Knockdown Ceilings
- Full Kitchen w/ Quartz Countertops, Dual Undermount Sink, Lacquered Upper and Lower Custom Cabinets, Fridge, Range, and Built-In Dishwasher
- Spacious Entertainment Room w/ Separate Dining Area
- In-Suite Stacked Washer/Dryer
- Two Good-Sized Bedrooms w/ Built-In Closets
- Main 3-Piece Bathroom features Quartz Countertop, Undermount Sink, Large Vanity, and Tub/Shower Combo w/ Tile Surround

## PLUMBING, HEATING, & ELECTRICAL

- 75-Gallon Hot Water Tank
- High-Efficiency Furnace w/ Humidifier
- 100 Amp Electrical Panel
- Sump Pump
- Rough-Ins for Ceiling Speakers, In-Floor Heat, Air Conditioning, Alarm System, and Central Vac System

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## EXTERIOR

- Hardie and Smart Board
- Pressure Treated Rear Deck
- Brushed Concrete Steps and Walks
- Pressure Treated Fences
- Landscaping Package
- BBQ Gas Line to Rear Deck
- Aluminum Clad, Double-Glazed Low E 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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