

NEWINFILLS

299 16 STREET NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill
- 2,960 Square Feet of Living Space (2,146 Above Grade)
- Double Detached Garage (21' x 21') with 8-Foot Garage Door
- 4 Bedrooms (3 Up/1 Down)
- Gas Fireplace
- Built-In Wine Display in Basement
- Fully Developed Basement with Large Rec Room, Built-In Floating TV Counter, Rough-in Ceiling Speakers, Guest Bedroom, and Full Bathroom
- Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting
- Custom Exterior Front Courtyard Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Modern Quartz Backsplash, Hidden Walk-In Pantry, Ceiling Speakers Rough-In, and Extensive Pot Lighting
- 15'6" Central Island, Quartz Countertop, Bar Seating, Black Dual-Basin Sink, and Bar Fridge
- Premium Stainless-Steel Appliance Package Includes Refrigerator, Gas Range and Built-In Wall Oven, Built-In Hood Fan, Microwave, and Dishwasher
- Formal Dining Area Nicely Positioned with View of Front Courtyard
- Living Room Featuring Expansive Windows, Gas Fireplace with Custom Built-Ins, and Access to the Back Yard
- Powder Room with Quartz Countertop and Custom Mirror
- Rear Mudroom with Built-In Bench, Storage, and Walk-In Closet
- Wood-Wrapped Staircase with Glass Railing and Custom LED Lighting with Motion Sensor Activation
- Front Foyer with Built-In Storage and Custom Under Cabinet LED Lighting with Motion Sensor Activation

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UPPER FLOOR

- 10' Painted Ceilings Throughout and 8' Doors
- Master Suite Features:
 - Oversized Walk-In Closet with Custom LED Light Under Shelving with Motion Sensor Activation
 - Custom Shower with Full Height Tile, Rain Shower Head, Handheld Shower Head, and Quartz Wrapped Bench
 - Quartz Vanity with Dual Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation
 - Freestanding Soaker Tub
 - Heated Tile Floors
- Main Bath with Quartz Countertops, Dual Vanity with Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation
- Laundry Room with Tile Flooring, Built-In Cabinetry, Quartz Countertop, and Sink
- First Additional Bedroom with 3-Piece Ensuite and Built-In Closet
- Second Additional Bedroom with 3-Piece Ensuite and Walk-In Closet

BASEMENT

- Fully-Developed with 9' Painted Ceilings
- Large Rec Room with Built-In Floating TV Counter
- Built-In Wine Display
- Pocket Office with Built-In Desk
- Bright Guest Bedroom with Large Window and Closet with Built-In Millwork
- 4-Piece Bathroom with Tiled Flooring, Quartz Vanity with Custom Under Cabinet LED Lighting with Motion Sensor Activation, Undermount Sink, Modern Faucet, and Fully Tiled Walk-In Shower

PLUMBING, HEATING & ELECTRICAL

- CAT-6 Wiring Throughout
- High-Efficiency Furnace with Humidifier
- Tankless Hot Water on Demand
- Roughed-In Central Air Conditioning
- Roughed-In Vacuflow
- Roughed-In for Security Camera
- Sump Pump

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EXTERIOR DETAILS

- Hardie Board, Smartboard, and Stone
- Exposed Aggregate Front Walkway and Front Patio
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping
- Low Maintenance Windows
- Asphalt Shingle Roof
- Good-Sized Low Maintenance Deck

WARRANTY & SERVICES

- New Home Warranty Program

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

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