

# NEWINFILLS

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## 3037 34 STREET SW | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill
- 2,608 Square Feet of Total Living Space (1,825 Square Feet Above Grade)
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down) and 3.5 Bathrooms
- Fully Developed Basement with Rec Room, Wet Bar, Full Bathroom, Fourth Bedroom, & Gym
- Oversized Windows and High-Profile Casing and Trim Throughout
- Custom MDF Millwork in All Closets

### MAIN FLOOR

- 10-Foot Ceilings and Wide-Plank Engineered Hardwood Flooring
- Central Kitchen with Quartz Countertops, Ceiling-Height White Lacquered Cabinets, Pull Out Drawers, Tile Backsplash and Brushed Gold Hardware/Fixtures
- Upgraded Steel Appliance Package Includes French Door Fridge with Lower Freezer and Water Dispenser, Gas Cooktop, Custom Hoodfan, Built-In Oven/Microwave, and Dishwasher
- Oversized Central Island with Dual Basin Undermount Sink, Bar Seating and Designer Pendants
- Seated Dining Room with Oversized Window, Decorative Light Fixture and Feature Wall
- Open-Concept Living Room with Gas Fireplace, Tile Surround, and Built-In Millwork
- Sliding Glass Doors with Access to Oversized Deck
- 2-Piece Powder Room with Modern Vanity, Quartz Countertop and Undermount Sink

### UPPER FLOOR

- Carpet Wrapped Staircase with Wood Railing and Metal Spindles
- Open Den/Study Area with Skylight
- Masters Quarters with Large Walk-in Closet and Private 5-Piece Ensuite
- Master Ensuite Bathroom with Heated Tile Flooring, Quartz Countertops, Dual Undermount Sinks, Framed Mirrors with Designer Wall Sconces, Free-Standing Soaker Tub with Pendant Light Above, Oversized Shower with Glass Door, Full-Height Tile Detailing, Handheld Shower Head, Rain Shower Head and Body Jets Two Additional Bedrooms with Built-In Closets
- Main Bathroom with Tile Flooring, Modern Vanity with Undermount Sink, Subway Tile Detailing, Tub/Shower Combo and Upgraded Black Fixtures/Faucets
- Laundry Room with Tile Flooring, Sink and Custom Cabinetry

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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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## BASEMENT

- Fully Developed Basement with 9-Foot Ceilings and Upgraded Carpet/Underlay
- Large Rec Room with Custom Floating Entertainment Unit & Wet Bar
- Fourth Bedroom with Walk-In Closet
- 4-Piece Bathroom with Tile Flooring, Modern Vanity, Subway Tile Detailing, Tub/Shower Combo and Upgraded Black Fixtures/Faucets
- Home Gym with Mirrored Walls & Built-In Sound System

## PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Built-In Ceiling Speakers
- Built-In Central Vacuum System
- Built-In Security System
- Roughed-In In-Floor Heating in Basement & Central Air Conditioning

## EXTERIOR

- Rear Upper Deck with Gas Line for BBQ
- Brushed Concrete Walks and Pressure Treated Fences
- Landscaping Package

## WARRANTY & SERVICES

- Progressive New Home Warranty Program

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

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