

# NEWINFILLS

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## 416 10 STREET NE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill in the Heart of Bridgeland
- Located on a Well-Developed Street, with Mature Trees and East/West Exposure
- 2,005 Square Feet of Developed Living Space (1,423 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- 8' Interior Passage Doors
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and Fourth Bathroom
- Upgraded Designer Lighting Package with Extensive Pot Lighting, and Decora Plugs/Switches Throughout

### MAIN FLOOR

- 10' Ceilings and 8' Interior Passage Doors Throughout
- Wide Plank, Engineered Hardwood Flooring Throughout
- Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Chimney-Style Hood Fan, Dishwasher and Built-In Microwave
- Custom Built Shaker Style Cabinetry with Built-In Pantry and Under Cabinet Feature Lighting
- Kitchen Island with Breakfast Bar Seating and Dual Basin Undermount Stainless-Steel Sink
- Formal Dining Room with Large Window
- Living Room with Gas Fireplace and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Undermount Sink, and Pendant Light
- Mudroom with Tile Flooring, Built-In, and Shiplap Feature Wall with Hooks

### UPPER FLOOR

- Wide Plank Engineered Hardwood Flooring Throughout Hallway and Master Bedroom
- Masters Quarters Features Oversized Window and Large Walk-In Closet with Custom Built Shelving/Drawers
- Private 5-Piece Ensuite with In-floor Heating, Dual Undermounted Sinks with Quartz Countertops, Tiled Shower with 10mm Glass Door, Free Standing Soaker Tub, and Formal Water Closet

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- Laundry Room with Tile Floor, Built-In Upper Cabinetry and Countertop
- Main Bathroom Features Quartz Countertop, Undermount Sink, Tiled Flooring, and Tiled Tub Surround
- Two Secondary Bedrooms with Large Windows and Closets with Custom MDF Built-Ins

## BASEMENT

- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Sink, Tile Backsplash, and Floating Display Shelves
- Guest Bedroom with Large Window and Walk-in Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Surround

## PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- Rough-In Central Air Conditioning
- 48-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Sump Pump

## EXTERIOR

- Premium Hardie Board Siding
- Upgraded Cedar-Look Metal Soffits with Recessed Lighting
- Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Full Landscaping Package
- BBQ Gas Line in Rear Yard
- Double Detached Garage

## WARRANTY & SERVICES

- Builder Warranty Program
- Progressive New Home Warranty Program

SELLER RESERVES THE RIGHT MODIFY THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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