

NEWINFILLS

2634 29 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- 2,710 Square Feet of Developed Living Space (1,861 Square Feet Above Grade)
- 5 Bedrooms in Total (3 Up / 2 Down)
- 25' x 120' Lot with East Backyard
- Double Detached Garage (20' x 20')
- Designer Lighting Package
- All Closets Include Custom Millwork
- Ceiling Speaker Rough-Ins in Kitchen, Master Suite, and Basement

MAIN FLOOR

- 8-Foot Interior Passage Doors
- White Oak Engineered Oak Hardwood Flooring
- Large L Shaped Kitchen with Island
- Stainless Steel Appliance Package
- Built-In Wine Storage in Island
- Custom Built Kitchen Cabinetry, Including Walk-In Pantry
- Quartz Countertops
- Tile Backsplash
- Formal Dining Room
- Living Room with Gas Fireplace, Full Height Tile Detail, and Built-Ins
- Front Office with View of Front Yard and Decorative Wall Feature
- 2-Piece Powder Room with Inset Light on the Mirror
- Mudroom with Tile Flooring, Built-In Bench, and Custom Millwork

UPPER FLOOR

- 9-Foot Ceilings
- Upgraded Carpet with 8lb Underlay
- Staircase with In-Step Lighting
- Bonus Room with Tray Ceiling
- Masters Quarters with Vaulted Ceiling, Large Walk-in Closet, and Ensuite Bathroom

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- 5-Piece Ensuite Features Freestanding Soaker Tub with Floor-Mounted Tub Filler, Tiled Shower with 10mm Glass, Dual Undermount Sinks, Quartz Countertops, Formal Water Closet, and In-Floor Heat
- Main Bathroom with Quartz Countertop, Under Mount Sink, Tile Flooring and Full-Height Tile Tub Surround
- Laundry Room with Tile Floors, Folding Counter, Sink, and Custom-Built Upper Cabinets

BASEMENT

- Fully Developed with 9' Ceilings
- Guest Bedroom with Walk-in Closet and Large Window
- 5th Bedroom or Home Gym
- Media Room with Roughed-In Speakers
- Wet Bar with Undermount Sink, Bar Fridge, and Custom Upper and Lower Cabinets
- Full Bathroom with Quartz Countertop, Undermount Sink, and Full-Height Tile Tub Surround

PLUMBING, HEATING, & ELECTRICAL

- Pot Lighting Throughout
- High-efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Central Vacuum System Rough-in
- A/C Rough-in
- 100 Amp Electrical Panel
- Sump Pump

EXTERIOR

- Hardie Board, Stucco, and Cedar Detailing
- Brushed Concrete Patio
- Brushed Concrete Steps and Walks
- Pressure-Treated Fences
- Landscaping Package
- BBQ Gas Line to Rear Patio
- Low Maintenance, Dual-Pane Vinyl Low E Windows

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

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