

NEWINFILLS

1706 24A STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill with over 2,984 Square Feet of Living Space (2,078 Sq Ft Above Grade)
- New York Inspired Architecture with Brick Façade
- East Back Yard Exposure
- Front Gated Courtyard with Concrete Patio
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down)
- Fully-Developed Basement with Large Rec Room, Wet Bar, Spacious Bedroom, Full Bathroom, and Home Gym
- Oversized Windows Throughout
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Wide-Plank Engineered Oak Hardwood Flooring
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware, Modern Tile Backsplash, and Built-In Pantry
- Oversized Central Island with Quartz Counters and Undermounted Dual Basin Stainless Steel Sink
- Premium Stainless Steel Appliance Package
- Open Concept Dining Area
- Living Room Featuring Expansive Windows, Inset Gas Fireplace with Tile Details and Built-Ins
- Front Home Office with Large West-Facing Windows
- Powder Room with Custom Cabinet, Linear Mirror, Custom Light Fixture, Quartz Countertop, and Undermount Sink
- Rear Tiled Mudroom with Closet, Built-In Bench, and Storage Lockers

UPPER FLOOR

- 10' Ceilings with 8' Doors
- Central Bonus Room
- Master Suite Features Tray Ceiling, East-Facing Windows, and Large Walk-in Closet with Custom Hanging and Shelf Storage
- 5-Piece Ensuite with Heated Tile Floors, Roughed-In Steam Shower with Full Height Tile, Soaker Tub, Modern Vanity, Dual Undermount Sinks, and Water Closet
- Main Bath with Quartz Countertops, Undermount Sink and Tub/Shower with Full Height Tile Details
- Laundry Room with Sink, Built-In Cabinetry, Quartz Countertops, Hanging Rod and Plug-In for Iron Above the Counter
- Large Secondary Bedrooms both with Tray Ceilings

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

NEWINFILLS

BASEMENT

- Fully Developed with 9' Ceilings
- Expansive Rec Room with Full Wet Bar Featuring Quartz Countertop, Custom Built-In Cabinetry, Sink, and Bar Fridge
- Bright Guest Bedroom with Large Window
- Full Bathroom with Tiled Flooring, Quartz Countertop and Walk-In Shower
- Custom Home Gym with Dual Barn Doors

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Roughed-In Speakers
- Smart Home/CAT 6 Wiring Throughout Compatible with Home Automation System
- Roughed-In A/C, Roughed-In VacuFlo, and Roughed-In Security System

EXTERIOR

- Brick and Stucco
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping with Tree
- Pressure Treated Wood Deck with Gas Line for BBQ
- Low Maintenance Vinyl Windows
- Asphalt Shingle Roof

WARRANTY & SERVICES

- New Home Warranty Program - National New Home Warranty

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

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

NEWINFILLS

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.