

NEWINFILLS

3110 39 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- Over 2,590 Square Feet of Living Space (1,806 Sq Ft Above Grade)
- West Front Yard Exposure
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down) – With Option for 5th Bedroom in the Basement
- Private Home Office on Main Floor
- Fully Developed Basement with Large Rec Room, Bar, Built-In Entertainment Unit with Sound System, Spacious Bedroom, Full Bathroom, and Option for Home Gym or Office
- 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 Pantries
- Oversized Central Island with Waterfall Quartz Counters and Undermounted Stainless-Steel Sink
- Premium Stainless-Steel Appliance Package Includes Refrigerator/Freezer, Gas Cooktop, Built-In Hood Fan, Built-in Oven/Microwave, and Dishwasher
- Formal Dining Area with View of Front Yard
- Living Room featuring 10' x 8' Bi-Parting Patio Door, Inset Gas Fireplace with Tile Details and Built-In Cabinet
- Private Home Office with Barn Door Entrance, Custom Built-In Desk, and Custom Storage
- Powder Room with Linear Mirror, Custom Light Fixture, Quartz Countertop, Undermount Sink, and Dual-Flush Toilet
- Front Foyer features a Built-In Bench with Hooks
- Rear Tiled Mudroom with Custom Closet, Bench, Storage Cubbies, and Hooks

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UPPER FLOOR

- Vaulted and Tray Ceilings with 8' Doors
- Master Suite Features Vaulted Ceilings, West-Facing Windows, and Large Walk-in Closet with Custom Hanging, Shelf Storage, and Custom Bench in the Centre with Built-In Drawers
- 5-Piece Ensuite with Heated Tile Floors, Roughed-In Steam Shower with Full Height Tile, Free-Standing Soaker Tub, Modern Vanity, Dual Undermount Sinks, and Water Closet
- Main Bath with Quartz Countertop, Undermount Sink, and Tub/Shower with Full Height Tile Details
- Laundry Room with Sink, Built-In Upper and Lower Cabinetry, Quartz Countertops, and Plug-In for Iron Above the Counter
- Secondary Bedrooms Both with Tray Ceilings and Custom Closets

BASEMENT

- Fully Developed with 9' Ceilings
- Expansive Rec Room with Full Bar, Built-In Media Wall with Storage, Surround Sound Speakers, and Rough-Ins for Projector
- Bar Featuring Quartz Countertop, Custom Built-In Upper and Lower Cabinetry, Sink, and Bar Fridge
- Bright Guest Bedroom with Large Window and Walk-In Closet
- Full Bathroom with Tiled Flooring, Quartz Countertop, and Tiled Tub Surround
- Option for Custom Home Gym or Office

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Roughed-In Ceiling Speakers
- Smart Home/CAT 6 Wiring in Media Area Compatible with Audio Visual System
- CAT 5 Wiring Throughout
- AC/Vacuum System and Roughed-In Security System

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EXTERIOR

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

WARRANTY & SERVICES

- New Home Warranty Program

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

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