

NEWINFILLS

4512 17 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill by CNJ Developments
- Located in Altadore, Steps to Park/Greenspace & Altadore School
- 2,754.25 Square Feet of Total Living Space (1,927.5 Sq Ft Above Grade)*
- 4 Bedrooms in Total (3 Upstairs + 1 Downstairs)
- Fully Developed Basement with Recreation Room, Bedroom, Bathroom & Storage Area
- High Profile, White Lacquered 6" Baseboards & 3.5" Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Decora Plugs & Switches Throughout
- Flat Painted Ceilings Throughout
- Double Detached Garage

MAIN FLOOR

- Soaring 10' Flat Painted Ceilings (with In-Ceiling Speakers Installed)
- Engineered Hardwood Flooring
- Kitchen with Custom Built Cabinetry, Quartz Countertops, Tile Backsplash & Oversized Island with Waterfall Feature & Dual-Basin Undermount Sink
- Stainless-Steel Appliance Package Includes Jenn-Air Fridge with Lower Freezer, Bosch Dishwasher, Panasonic Built-In Microwave with Trim Kit, Jenn-Air 6 Burner Gas Range with Vent-A-Hood Hood Fan & Silhouette Beverage Cooler
- Buffet Hutch with Beverage Fridge, Quartz Countertop & Built-in Cabinetry with Drawers
- Front Dining Area with Chandelier & Large Window Overlooking Front Yard
- Living Room Features Gas Fireplace with Full-Height Tiled Surround & 8' Sliding Glass Doors to Rear Patio/Backyard
- Powder Room with Floating Vanity
- Mudroom with Tile Flooring, Custom Millwork with Built-in Bench, Lockers & Closet

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NEWINFILLS

UPPER FLOOR

- 9' Flat Painted Ceilings
- Plush Carpet Flooring with Upgraded Underlay
- Multiple Windows in Stairwell for Extra Natural Light
- Masters Quarters with Custom Exposed Ceiling Beams, Large Walk-in Closet with Built-in Shelving
- Spa-like 5-Piece Ensuite with Freestanding Tub, Curbless Tiled Shower with Bench, 10mm Glass Walls/Door, Quartz Countertops, Dual Vanities with Undermount Sinks & Skylight
- Generous Sized 2nd & 3rd Bedrooms with Large Windows & Closets with Built-ins
- Main Bathroom with Tile Flooring, Dual Quartz Vanities with Undermount Sinks, Full-Height Tile Tub/Shower Surround
- Laundry Room with Tile Floor, Hanging Rod, Quartz Folding Counter, Sink & Side-by-Side Samsung, Front Loading Washer/Dryer (with Steam Feature)

BASEMENT

- Flat 9' Painted Ceilings with Discrete Bulkhead Location for Higher Ceilings
- Plush Carpet Flooring with Upgraded Underlay (In-floor Heating Installed)
- Expansive Recreation Room with Area for TV, Wet Bar with Beverage Fridge, & Separate Area for Gym
- Guest Bedroom with Large Window & Closet with Built-ins (Room can also be converted to Gym)
- Full Bathroom with Tile Flooring, Extended Quartz Vanity & Full-Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency, Multi-Zone Furnace with Humidifier
- Separate Heating Zones for Each Floor Controlled via Smart Home Compatible Ecobee Thermostats
- Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air

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- In-Floor Heating via 2-Stage Water Tank
- 75-Gallon Hot Water Tank
- Central Air Conditioning Rough-in
- Radon Mitigation System Rough-in
- Electric Vehicle Charging Station Rough-in
- Solar Panel Rough-in
- 200 Amp Electrical Panel (located in garage)
- Sump Pump

EXTERIOR

- Low Maintenance, Hardie Board & Stone Exterior
- Upgraded Insulation for Better Temperature Control & Energy Efficiency
- Triple Pane, Oversized Ply Gem Fusion Windows
- Large Concrete Patio in Backyard with Gas Line for BBQ
- California Finish Concrete Walkways
- Pressure Treated Fences & Gates

WARRANTY & SERVICES

- Backed by the 1-2-5-10 Progressive New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE
*RMS MEASUREMENTS TAKEN FROM BUILDER'S PLANS & SUBJECT TO CHANGE UPON COMPLETION.

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