

NEWINFILLS

4317 16 STREET SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- 2,620 Square Feet of Total Living Space (1,837 Square Feet Above Grade)
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down) and 3.5 Bathrooms
- Fully Developed Basement with Rec Room, Wet Bar, Full Bathroom, Fourth Bedroom, & Gym
- Oversized Windows and High-Profile Casing and Trim Throughout
- Custom MDF Millwork in All Closets

MAIN FLOOR

- 10-Foot Ceilings and Wide-Plank Engineered Hardwood Flooring
- Central Kitchen with Quartz Countertops, Tile Backsplash, Ceiling-Height Cabinets, Pull Out Drawers, and Built-In Pantry
- Upgraded Stainless Steel Appliance Package
- Oversized Central Island with Dual Basin Undermount Sink, Bar Seating, and Designer Pendants
- Formal Dining Room with Oversized Window, and Decorative Light Fixture
- Open-Concept Living Room with Gas Fireplace, Tile Surround, and Built-In Millwork
- 2-Piece Powder Room with Modern Vanity, Quartz Countertop and Undermount Sink

UPPER FLOOR

- Carpet Wrapped Staircase with Wood Railing and Metal Spindles
- Open Concept Den/Study Area
- Masters Quarters with Large Walk-in Closet and Private 5-Piece Ensuite
- Master Ensuite Bathroom with Heated Tile Flooring, Quartz Countertops, Dual Undermount Sinks, Free-Standing Soaker Tub with Pendant Light Above, Oversized Shower with Glass Door and Full-Height Tile Detailing
- Two Additional Bedrooms with Built-In Closets
- Main Bathroom with Tile Flooring, Modern Vanity with Undermount Sink, and Tub/Shower Combo with Tile Detailing
- Laundry Room with Tile Flooring, Sink, and Custom Cabinetry

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

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BASEMENT

- Fully Developed Basement with Large Rec Room and Full Wet Bar
- Fourth Bedroom with Walk-In Closet
- 4-Piece Bathroom with Tile Flooring, Modern Vanity, Subway Tile Detailing, Tub/Shower Combo and Upgraded Black Fixtures/Faucets
- Home Gym

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Built-In Ceiling Speakers
- Built-In Central Vacuum System
- Built-In Security System
- Roughed-In In-Floor Heating in Basement & Central Air Conditioning

EXTERIOR

- Rear Upper Deck with Gas Line for BBQ
- Brushed Concrete Walks and Pressure Treated Fences
- Landscaping Package

WARRANTY & SERVICES

- Progressive New Home Warranty Program

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

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