

NEWINFILLS

3532 7 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill by AG Developments
- 3,068 Square Feet of Living Space (2,136 Sq Ft Above Grade)
- South Front Yard Exposure
- Double Detached Garage (20' x 20')
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement with Large Rec Room, Wet Bar, Guest Bedroom, & Full Bathroom
- Ensuite in All Upper Bedrooms
- Wide-Plank Engineered Oak Hardwood Flooring on All Upper Levels
- Upgraded 60oz Carpet with 10lb Underlay in Lower Level
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Kitchen Featuring Modern Tile Backsplash, Custom Cabinetry with Soft-Close Hardware, & Under Cabinet Lighting
- Oversized Central Island (Over 13') with Waterfall Quartz Countertops, Bar Seating, Dual-Basin Undermount Sink, & Lowered Nook Table for Additional Seating
- Premium Stainless-Steel Appliance Package includes French Door Refrigerator with Water Dispenser, 6-Burner Gas Cooktop, Hood Fan, Built-In Oven and Microwave, Beverage Fridge, & Dishwasher
- Formal Dining Area with Extensive Built-In Pantry/Storage Space & View of Front Yard
- Living Room Featuring 8' Sliding Glass Door, Inset Gas Fireplace with Tile Details, & Full-Wall Built-In Millwork
- Powder Room with Quartz Countertops, Undermount Sink, & Tile Backsplash
- Mudroom with Extra Large Walk-In Closet, Built-In Bench, & Hooks

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UPPER FLOOR

- 9' Ceilings with 8' Passage Doors
- Master Suite:
 - Large South-Facing Windows
 - Roughed-In Ceiling Speakers
 - 15' Long Walk-in Closet with Barn Door Entrance & Custom Hanging, Shelf, and Shoe Storage
 - 5-Piece Ensuite with Barn Door Entrance, Heated Tile Floors, Steam Shower with Window, Full Height Tile, Rain Shower Head, Hand-Held Shower and Body Jets, Free-Standing Soaker Tub, Modern Vanity with Dual Undermount Sinks, & Separate Water Closet
- Junior Master #1:
 - Large Windows
 - Walk-Through Ensuite includes Large Vanity with Quartz Countertop, Undermount Sink, Tile Backsplash, & Shower with Full-Height Tile Surround
 - Walk-In Closet w/ Custom Built-In Shelving
- Junior Master #2:
 - Large Windows
 - Walk-Through Walk-In Closet w/ Custom Built-In Shelving
 - Ensuite includes Large Vanity with Quartz Countertop, Undermount Sink, & Tub/Shower Combo with Full-Height Tile Surround
- Laundry Room with Built-In Cabinetry, Quartz Countertops, Sink, & Side-by-Side Washer/Dryer

BASEMENT

- Fully-Developed with 9' Ceilings
- Expansive Rec Room with Full Wet Bar, Roughed-In Surround Sound, & Rough-Ins for Projector Screen
- Wet Bar Featuring Quartz Countertop, Custom Built-In Cabinetry, Sink, & Beverage Fridge
- Bright Guest Bedroom with Large Window & Walk-In Closet
- 4-Piece Bathroom with Tiled Flooring, Quartz Countertop, Undermount Sink, Modern Faucets, Dual-Flush Toilet, and Fully-Tiled Tub/Shower Combo

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PLUMBING, HEATING & ELECTRICAL

- CAT-5 Wiring Throughout
- High-Efficiency Furnace with Humidifier
- 75-Gallon Hot Water Tank
- Roughed-In Central Air Conditioning
- Roughed-In Vaculfo
- Roughed-In In-Floor Heat

EXTERIOR

- Board & Batten / Stucco
- Brushed Concrete Front Walkway
- 10' x 19.5' Pressure-Treated Wood Deck
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping
- Low Maintenance Metal Clad 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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