

NEWINFILLS

410 6A STREET NE | FEATURES & SPECIFICATIONS

FEATURES

- 3-Storey Semi-Detached Infill in Bridgeland
- 2,360 Square Feet of Developed Living Space (1,800 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down), 4.5 Bathrooms
- Double Detached Garage
- Third Floor Master Loft with Juliette Balcony
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and Fourth Bathroom
- Upgraded Designer Lighting Package with Extensive Pot Lighting and Decora Plugs/Switches

MAIN FLOOR

- 9' Ceilings
- 8' Interior Passage Doors Throughout
- Wide Plank, Engineered Hardwood Flooring
- Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Built-In Hood Fan, Dishwasher and Built-In Microwave
- Custom Built Shaker Style Cabinetry with Built-In Pantry
- Shaker Style Kitchen Island with Breakfast Bar Seating and Dual Basin Undermount Stainless-Steel Sink
- Formal Dining Room with Large Window
- Living Room with Gas Fireplace and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Undermount Sink, and Designer Pendant Light Fixture
- Tiled Mudroom with Built-In Storage and Hooks

SECOND FLOOR

- Two Good-Sized Bedrooms, Both with Walk-In Closets and Private 4-Piece Ensuite Bathrooms
- Bathrooms include Tile Flooring, Tub/Shower Combo, Custom Vanity with Quartz Countertop and Undermount Sink
- Laundry Room with Tile Floor, Sink, and Built-In Upper Cabinetry with Drying Rod

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THIRD FLOOR

- Third-Storey Private Master Retreat
- Large Walk-In Closet with Custom-Built Lacquered MDF Millwork including Custom Shelving and Drawers
- Private 5-Piece Ensuite with In-floor Heating, Quartz Countertops, Dual Undermount Sinks, Tiled Walk-In Shower with Glass Enclosure, Free Standing Soaker Tub, and Private Water Closet

BASEMENT

- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Sink, Tile Backsplash, and Floating Display Shelves
- Guest Bedroom with Large Window and Walk-in Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 48-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Central Vacuum Rough-In
- Central Air Conditioning Rough-In
- Sump Pump

EXTERIOR

- Premium Hardie Board Siding
- Low Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Full Landscaping Package
- BBQ Gas Line in Rear Yard
- Double Detached Garage

WARRANTY & SERVICES

- Builder Warranty Program
- Progressive New Home Warranty Program

SELLER RESERVES THE RIGHT MODIFY THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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