

# NEWINFILLS

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## 835 23 AVENUE NW | FEATURES AND SPECIFICATIONS

### FEATURES

- 3-Storey Detached Infill
- Over 3,580 Square Feet of Living Space (2,764 Above Grade)
- South Back Yard Exposure
- Double Detached Garage (20' x 20')
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement with Large Rec Room, Wet Bar, Built-In Entertainment Unit and Sound System, Storage Room, Guest Bedroom and Full Bathroom
- Wide-Plank Engineered Oak Hardwood Flooring on Upper All Levels
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting

### MAIN FLOOR

- Painted Ceilings
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Modern Tile Backsplash, and Custom-Built Canopy Hoodfan
- Oversized Central Island, Dual-Basin Undermount Stainless-Steel Sink
- Premium Jenn-Air Stainless-Steel Appliance Package Includes Refrigerator/Freezer, Gas Cooktop, Custom Hood Fan, Built-in Oven and Microwave and Dishwasher
- Formal Dining Area with View of Front Yard
- Living Room Featuring Expansive Windows, Wainscotting Details, and Inset Gas Fireplace with Millwork
- Powder Room with Quartz Countertops, Undermount Sink and Mirror
- Rear Built-In Closet and Bench
- Wood-Wrapped Staircase with Glass Railings

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## UPPER FLOOR

- Painted Ceilings
- Bonus Room with South Facing Picture Window – Could Be Adjusted to Extra Bedroom if Needed
- Junior Master Suite Features Large Windows and Private 5-Piece Ensuite with Tile Floors, Modern Vanity with Dual Undermount Sinks and Drop-in Tub
- Second Bedroom with Built-In Closet and Large Window
- Main 4-Piece Bathroom with Tile Floor, Modern Vanity and Tiled Tub/Shower
- Laundry Room with Tile Flooring, Built-In Cabinetry, and Quartz Countertop

## LOFT

- Fully Developed Master Retreat with Painted Ceilings
- Sitting Room with Dual Sliding Glass Doors to Upper Balcony with South Exposure
- Master Bedroom with Pitched Ceiling and Large Window
- Large Walk-in Closet with Custom Hanging, Shelf and Shoe Storage
- Private 5-Piece Ensuite with Heated Tile Floors, Glass Steam Shower with Full Height Tile, Free-Standing Soaker Tub, Modern Vanity with Dual Undermount Sinks, and Separate Water Closet

## BASEMENT

- Fully Developed with Painted Ceilings and Large Storage Room
- Expansive Rec Room with Full Wet Bar, Built-In Media Wall, and Roughed-In Speakers
- Wet Bar Featuring Quartz Countertop and Custom Built-In Cabinetry
- Bright Guest Bedroom with Large Window
- Full Bathroom with Tiled Flooring, Quartz Countertop, Undermount Sink, Modern Faucet, Dual-Flush Toilet and Tiled Tub Surround

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## PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Roughed-In Central Air Conditioning, Vaculfo, and In-Floor Heat
- Sump Pump

## EXTERIOR DETAILS

- Stucco and Metal Lux Panels
- Exposed Aggregate Front Walkway
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping
- Low Maintenance Metal Clad Windows
- Asphalt Shingle Roof

## WARRANTY & SERVICES

- Progressive Home Warranty Program

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

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