

NEWINFILLS

4416 35 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill with 2,630 Square Feet of Living Space (1,890 Above Grade)
- Double Detached Garage (21' x 21') with 8-Foot Garage Door
- 4 Bedrooms (3 Up/1 Down)
- Natural Gas Fireplace in Living Room
- Fully Developed Basement with Large Rec Room, Wet Bar, Gym, Ceiling Speakers, Guest Bedroom, and Full Bathroom
- Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper Main Areas
- Full Stone Façade on Front of Home
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting
- Custom Exterior Front Courtyard Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Modern Quartz Backsplash, Pull-Out Spice Drawers, Hidden Walk-In Pantry, Ceiling Speakers, and Extensive Pot Lighting
- Central Island with LED Skirting, Quartz Countertop, Bar Seating, S/S Dual-Basin Sink
- \$12,500 Appliance Package Credit
- Formal Dining Area Nicely Positioned with View of Front Courtyard
- Fireplace with Custom Built-In TV Cabinet with Feature Wall
- Living Room Featuring Expansive Windows and Access to the Back Yard
- Powder Room with Quartz Countertop and Custom Mirror
- Rear Mudroom with Built-In Bench, Custom Under Cabinet LED Lighting with Motion Sensor Activation, Storage, and Walk-In Closet
- Wood-Wrapped Staircase with Glass Railing and Custom LED Lighting with Motion Sensor Activation
- Front Foyer with Built-In Storage and Custom Under Cabinet LED Lighting with Motion Sensor Activation

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

NEW INFILLS

UPPER FLOOR

- 9' Painted Ceilings Throughout with Engineered Hardwood in Main Areas
- Master Suite Features:
 - Vaulted Ceilings
 - 8' Doors
 - Oversized Walk-In Closet with Custom LED Light Under Shelving with Motion Sensor Activation
 - Custom Shower with Full Height Tile, Rain Shower Head, Handheld Shower Head, Quartz Wrapped Bench and Custom LED Light with Motion Sensor Activation
 - Quartz Vanity with Dual Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation
 - Freestanding Soaker Tub
 - Heated Tile Floors
- Main Bath with Quartz Countertops, Dual Vanity with Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation
- Laundry Room with Tile Flooring, Built-In Cabinetry, Quartz Countertop, and Sink
- Secondary Bedrooms with Generous Sized Closets with Built-ins

BASEMENT

- Fully Developed with 9' Painted Ceilings
- Wet Bar with Beverage Fridge
- Large Rec Room with Separate Home Gym Space
- Bright Guest Bedroom with Large Window and Walk-In Closet
- 4-Piece Bathroom with Tiled Flooring, Quartz Vanity, and Fully Tiled Shower

PLUMBING, HEATING, & ELECTRICAL

- CAT-6 Wiring Throughout
- High-Efficiency Furnace with Humidifier
- 50 Galon Hot
- Roughed-In Central Air Conditioning
- Roughed-In Central Vacuum System
- Sump Pump

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EXTERIOR

- Stucco and Stone Exterior
- Broom Finish Front Walkway and Front Patio
- Metal Clad Exterior Doors with Glass
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping
- Low Maintenance Windows
- Asphalt Shingle Roof
- Pressure Treated Rear Deck
- Gas Line in Backyard
- Custom LED Lighting Strip in Front Window

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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