



House is as built and may differ from this image

NO REAR NEIGHBOUR

949,900

Design Upgrades:

- Upgraded cabinetry throughout plus soft close – Kitchen had added bulkhead
- Added ensuite to Bedroom 3 makes for a total of 3 ½ baths
- Added outside entrance to basement from rear of house
- Fully insulated and dry walled garage
- Added vanity in powder room
- Enlarged custom ensuite shower with glass front & door
- Living Room Gas Fireplace
- Upgraded baseboards (5" and 2 3/4") & trim all finished areas to beveled edge MDF painted white
- All interior doors upgraded to 2 panel Lincoln Park
- Upgraded Porcelain tile floors & bathroom walls to 12" x24" tiles (except ensuite shower floor - custom 2"x 2" floor)
- Engineered hardwood floor Main floor: foyer, hall, living, dining, family room floor - 6" x3/4"
- Rails, Spindles & Posts Main & 2nd floor: modern oak square style stained to coordinate with hardwood floor.
- Smooth ceilings all finished interior areas,

Exterior:

- Garage Door - Upgraded & insulated
- Front door: added glass insert
- Pot lights & switches added to exterior porch & garage

Electrical interior:

- Kitchen & main floor hall pot lights added (7 total)
- Kitchen, living room & family room: ceiling added capped ceiling light & switches