



House is as built and may differ slightly from this image

**1,199,000**

## NO REAR NEIGHBOUR... EVER

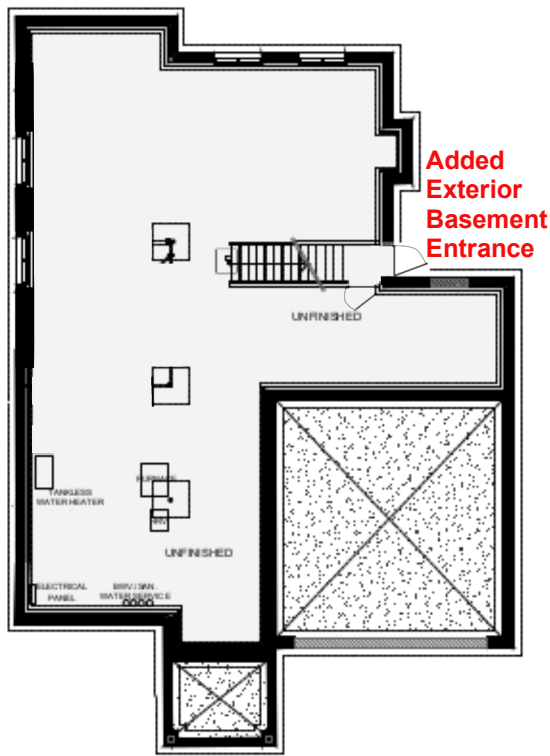
### Design Upgrades included (plus more):

- Added wall separating plan dining room and living room for multiple purpose room (living room, office or bedroom)
- **Four full bathrooms** - Added main floor powder room shower **PLUS** 2<sup>nd</sup> floor loft replaced with 3 piece bath with window and walk in shower instead of tub
- Enlarged Primary Suite with custom ensuite shower with glass surround and lighting
- Upgraded Kitchen cabinetry – soft close with added bulkhead
- Quartz countertops throughout
- Added powder room and loft bathroom vanity
- Upgraded Linear Gas Living Room 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 with Upgraded black handles & hinges
- Upgraded Porcelain tile floors & bathroom walls to 12" x24" tiles (except shower floors - acrylic)
- 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 with square black spindles.
- Smooth ceilings all finished interior areas, as per plan
- Added exterior entrance to basement
- Fully insulated and dry walled garage
- Enlarged Basement Windows
- Kitchen & main floor hall pot lights and switches added

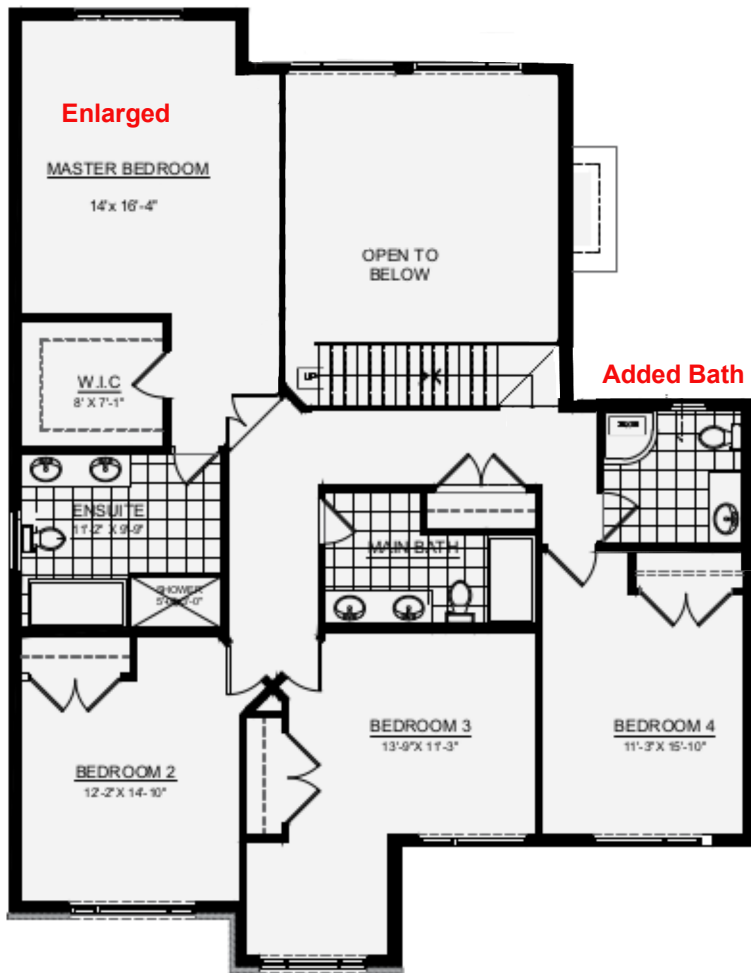
### Exterior:

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

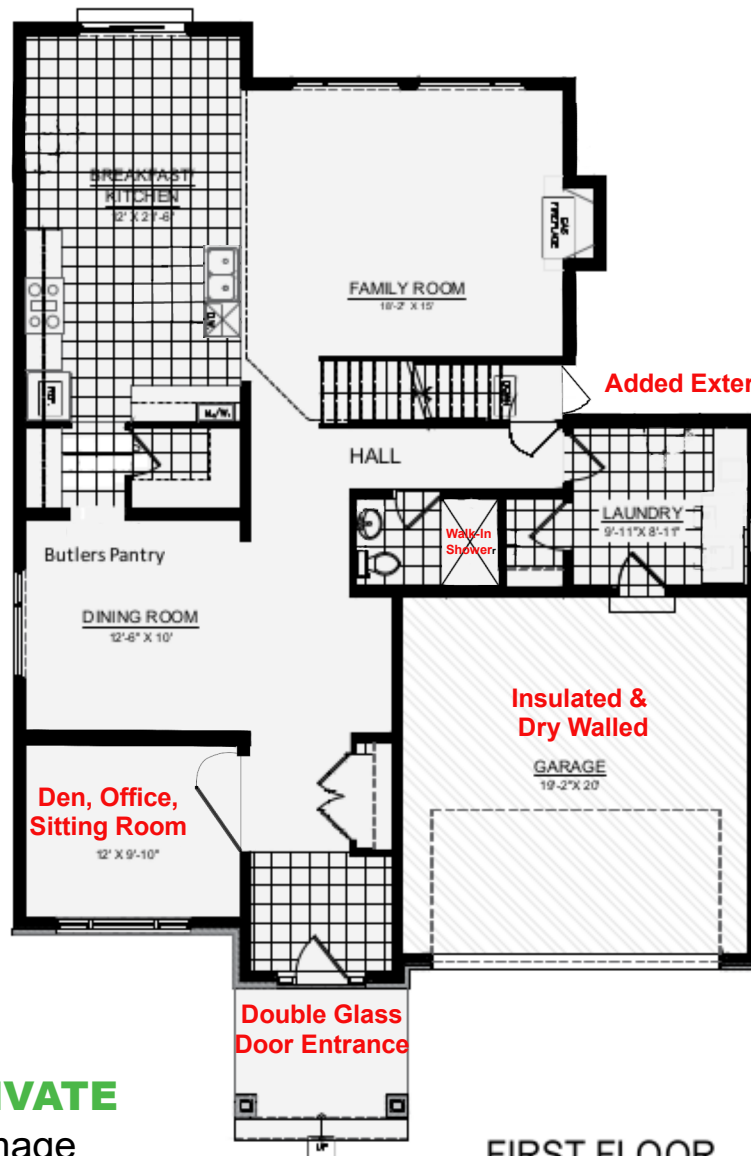




**BASEMENT FLOOR**



**SECOND FLOOR**  
PLUS OPEN TO BELOW 343 SQ.FT



**1971 HAWKER PRIVATE**  
Property is mirror image