

## PROPERTY OVERVIEW

3 Full Bedrooms  
Primary w ensuite  
4 Washrooms  
Lot 20' x 176'  
Maurice Cody School District

Finished, lowered basement  
Fully renovated home between 2019 and 2022  
permits Closed  
Full drawings avail  
12 foot addition across three levels  
BackFlow Sump pump, water service  
200 Amp Service/Panel  
Smart thermostat/light switches  
R/I security system  
R/I CAT5e Ethernet terminates in utility room

## ROOM BY ROOM DETAILS

### EXTERIOR FRONT

- Mutual Drive
- Parkable pavers and Fieldstone with drive-on Ivy
- Maibec Shiplap wood dormer siding
- Drainage/Updated clean outs
- Hose bibs located under porch
- Exterior waterproofing
- Large Front porch with deep tread stairs and storage underneath
- Brick front, porch posts and side in excellent condition.
- Fiberglass front entrance door
- Picture window
- Electrical outlets on porch
- Clear cedar tongue and groove porch ceiling with pot lights and switched seasonal receptacle
- Planters in garden
- Aluminum siding for west wall
- Waterproof west wall

### REAR

- Maibec Shiplap wood siding On rear elevation
- Oversize window well with legal awning window exit from basement
- Raised-seam aluminum roof on awning over bbq deck
- Clear cedar Tongue and groove ceiling in awning w switched seasonal Receptacle and pot lights
- Lighting
- Rear deck with privacy wall
- Hose bib
- Gas barbeque Connection
- Storage under rear deck
- 30' Parkable stone deck/patio with garden returns
- Over 70 feet of green grass backyard
- Private treed canopy
- Large steel garden shed
- Vines on lattice fencing

## INTERIOR

### GROUND FLOOR

Ceiling height 2.573 m

#### Front Alcove

2.80 m x 1.99 m

- Wired doorbell
- Smart programmable Schlage locking system on fibreglass door
- Custom “hello lovely” hex tile foyer flooring
- Drawings available for entrance cubby and coat hook wall
- Mirrored glass entrance pendant
- Lots of room for console or closet systems

#### Dining Room

2.46 m x 3.11 m

- Hex tile transitions to premium solid Walnut flooring found throughout main floor
- Massive, Super-quiet picture window with casement opener and Walnut sill
- Charging ports
- Dining room light fixture excluded unless otherwise agreed

#### True Chef’s Kitchen

5.87 m x 3.36 m

- Massive amounts of storage
- 36 inch, counter-depth KitchenAid double door fridge with ice and water
- Work alcove with tile backsplash
- Integrated microwave
- Integrated wine storage
- Under cabinet lighting
- Full-size floor to ceiling pantries
- Receptacles with chargers
- Commercial grade 1200 CFM range hood with external blower for quiet cooking
- 36 inch six burner full-size 20,000BTU Dual flame gas KitchenAid range
- Live edge walnut open shelving Above sink
- Double drawer Fisher Paykel dishwasher

- Fire-clay farmhouse double sink with soap dispenser and brushed brass Kohler Crüe faucet
- Rough-in for filtered water with separate faucet
- Large west facing window over-looking peninsula
- Modern pendant lighting over Breakfast bar
- Appliance storage located under breakfast bar
- Receptacle with charging ports located under breakfast bar

#### Powder Room

2.15 m x 1 m

- Located across alcove to basement stairwell entrance
- Granite hex tile flooring
- Limestone sink
- Tile wainscoting
- Designer wallpaper
- Timed fan
- LED ceiling light
- Toto elongated toilet

#### Great Room

4.52 m x 4.58 m

- Floor to ceiling wood-burning fireplace with wood storage, rustic brick laid tile, reclaimed wood mantle/built-in shelf, Quartz bench and integrated glass and chain mail screen
- Designer LED ceiling light fixture
- 8’ x 8’ pella slider with integrated blinds and roll screen
- Walks-out to rear deck

## LEVEL TWO

### Stairwell and Landing

5.22 m x 1.84 m

- 40 inch wide stairwell to second floor
- Solid walnut deep treads And railing
- Stair landing bathed in light from a pair of skylights
- Modern glass railing with walnut handrail
- Solid walnut wood flooring
- Double door Extra deep linen closet With built-in shelving
- LED ceiling light fixtures

### Family Bath Room

2.66 m x 2.13 m

- Designer rustic hex wall tiles
- 6 foot long soaker tub with waterfall spout, shower cubby, adjustable handheld showerhead and rain shower head
- LED light fixture above tub
- Custom fixed Shower curtain rod for ease of bathing babies
- 8" x 8" floral design floor tile
- Ultraquiet ceiling fan on timer switch
- Casement window with quartz sill
- Double sink and large floating vanity with storage
- Toto elongated toilet
- Glass wall
- Double mirrors
- Vanity lighting

### Front Bedroom

3.05 m x 4.69 m

- Engineered wide plank walnut flooring
- Double closet with integrated organizers
- Vaulted ceiling with exposed rafters
- Three window dormer with two Casements
- Storage loft
- Fire and smoke detector
- Feather pendant light fixture

### Middle Bedroom

3.36 m x 2.75 m

- Wide plank walnut engineer flooring
- Ceiling light fixture
- Smoke and fire detection
- Double casement, extra large window
- Large double closet with integrated organization
- Closet contains in-floor compartment for wi-Fi router and/or server

### Primary Bedroom

- Solid walnut flooring changes to wide plank engineered walnut flooring in sleeping quarters
- Laundry room w Pocket door, Stacked LG washer and dryer with steam, Shelf, Ceiling light

### En Suite

2.30 m x 2.66 m

- Pocket door
- Opening Skylight Provides roof access
- White Penny tile flooring
- Floating walnut vanity
- Floating shelving
- Vanity light
- Mirror
- Ultra quiet fan on timer
- Walk-in shower stall with LED ceiling light, rain shower head, hand held adjustable showerhead, wall-to-wall bench, glass wall tile, Cubby and Riverstone tile flooring

### Sleeping Quarters

4.51 m x 3.50 m

- Extra large double closet
- Oversize triple window with two casement openers
- LED light fixture On smart dimmer

## LOWER LEVEL

- Ceiling height 2.023 m minus ductwork on far western wall
- Dug down, benched on some walls
- Extra wide painted poplar stairs with deep treads

## Recreation Room

5.87 m x 3.95 m

- Four panel glass entrance door
- Vinyl flooring
- Large awning window fire exit to window well
- Second window
- Pot lights
- Smoke and fire detection
- Rough in with coax for surround-sound and ethernet

## Three Piece Bathroom

1.80 m x 2.29 m

- Tile floor
- Sunken shower stall with bench seating, wall-to-wall shower caddy, LED pot light, glass walls, rain shower head An adjustable handheld showerhead, subway tile brick laid wall tile with Riverstone floor tile
- Vanity, vanity light fixture
- Toilet and integrated shelving
- Ultra quiet ceiling fan

## Studio

4.44 m x 4.05 m

- Window
- Laundry sink
- Pot lights
- Smoke and fire detection
- Electrical on multiple circuits

## Utility Room

- 3.19 m x 1.96 m
- Ceramic tile floor
- Plywood walls
- 200 amp panel
- Sump pump
- HRV
- Forced air Ruud gas furnace with humidifier
- Owned Rheem on demand gas tankless domestic hot water
- Internet and coax termination points
- Floor drain