

2392 Lower Rd - List of Features

Upstairs

- Bright and spacious open floor plan with large windows and two sliding glass doors
- 9' ceilings
- Stainless Steel appliances
- 36" Dual fuel Frigidaire Professional range – Gas top with electric oven
- Locally made custom ¾" maple plywood cabinets with solid maple dovetail drawers
- Blum (Austrian made) soft close door
- Shaker style door and drawer panels
- Benjamin Moore designer colours – Island; Benjamin Moore Mysterious, Kitchen perimeter: Benjamin Moore Simply White
- Integrated LED under cabinet lighting
- 10' kitchen island with seating area
- Quartz counter tops in kitchen and bathrooms
- Engineered hardwood floors throughout
- Ensuite with separate tub and tiled shower
- Heated tile floors in ensuite
- Gas furnace
- Gas demand hot water
- 72" electric fireplace
- Electrolux front load washer and dryer with pedestals
- Solid core interior doors
- Large partially covered sundeck with glass railings and natural Gas BBQ connection
- Insulated and heated garage with storage area and prewired for electric vehicle
- Separate hydro meter from downstairs

Downstairs

- Roughed in for two-bedroom, two-bathroom suite
- Separate Hydro meter
- Roughed in for separate laundry and hot water tank
- Separate heating from upstairs - Electric baseboard and HRV system
- Open floor plan
- 9' ceilings
- Insulation and sound bar in the ceiling
- Insulated concrete form foundation
- Large covered patio

Exterior

- Hardie siding – Board and batten with shingle accents
- Black gutters, soffits and windows
- Pine soffits in covered areas on front porch and sundeck