

Kenglened

Main Floor

1584 sq ft

Brushed oak engineered hardwood

25' cedar ceiling in open area – 2 ceiling fans – 9' in remainder of main floor

Wall sconces

Large foyer

4 piece bath

Flex room w/recessed lighting & wired for internet

Kitchen includes pantry, 2 sinks, granite, 11' island, wood cabinets (white uppers and lowers – black island) Stainless steel double French door fridge, NG stove (electric oven), B.I dishwasher, built-in microwave & hood fan.

Living room with gas fireplace (custom surround by Garnet Studios) and cat5 wiring.

Opens to 14 x 33 vinyl-covered deck w/ 2 electric awnings, aluminum railings with plexi glass inserts, and N.G BBQ connection

Loft

868 sq ft - 9' ceilings.

Brushed oak engineered hardwood

Master suite with 5 piece ensuite, sitting area overlooking main floor, w.i closet including stackable washer & dryer w/floor drain. Wired for cat5, and office, which could double as a nursery as it features an egress window

Walk-out

1313 sq ft

In-floor hot water heat

Luxury vinyl plank flooring

9' 6" ceiling

Laundry room w/stacked washer & dryer and 3 piece bath

2 bedrooms w/cat5 wiring share a 4 piece bath

Mechanical room

Family room w/ gas fireplace (custom Garnet Studio surround), cat5 wiring, bar area with sink, 2 bar fridges, and granite countertops

Opens to 14 x 33 tiered brushed concrete patio -

NG BBQ connection & wiring for Hot tub

Exterior

James Hardie siding front and back

Vertical metal siding on the sides

Metal roof

25' x 24' double garage w/openers

Chattels

French door kitchen fridge – Frigidaire Gallery Series

Gas stove / electric oven combination – Frigidaire Gallery Series

Built-in dishwasher – Asko (High-end European)

2 washers – Electrolux

2 dryers - Electrolux

2 bar fridges – Frigidaire

2 electric awnings w/remotes

Bell HD satellite dish

Fireplace remotes (2)

Ceiling fans w/remotes (4)

Services & Utility's

Bell HD satellite dish

Drilled well

3200 gallon Septic holding tank

Walkout has In-floor hot water heat – upper floors heated by NG

forced air

Central A/C

Lot is approx. 60 x 150

Aluminum pier