

## Features & Upgrades

### Interior Features

Wire brush white oak engineered hardwood flooring throughout  
Upgraded trim package  
Countertops upgraded to quartz  
Freestanding tub and frameless glass shower enclosure in primary ensuite  
Undermount basins in powder room and primary ensuite  
Upgraded lighting including pot lights on both levels.  
Heating floor in primary ensuite  
Custom gas fireplace in living area  
In floor radiant heat on main level & primary ensuite

### Exterior Features

Paved driveway  
Yard to be sodded  
25 year self-sealed asphalt shingles  
Rough-in gas line and electrical outlet at rear of house  
Exterior water tap

### Loggia Features

Upgraded to include gas fireplace  
Upgraded lighting including soffit pot lights  
Oversized loggia extended an additional 5' (23 x 17' instead of 23 x 12')



four seasons Doug Gillis & Associates Realty, Brokerage



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### Smart Home features

Electrical doorbell integrated with camera

Smart thermostat centrally located

Sump pump with high water level alarm

Smart home main water valve shut off with leak sensors in each interior room with complete plumbing fixtures provided

Smart home door and window security contacts

### Builder's Warranty/Coverage

Built by Primont Homes and backed by the Tarion Warranty Corporation

Seven years – major structural defects

Two years – plumbing, heating and electrical systems

As per Tarion Warranty Corporation program requirements

**RE/MAX**<sup>®</sup>

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