

✦ Feature Sheet – 44 Hughes St.

Property Overview

- 4 Bedrooms
- 5 Bathrooms
- 2 Main-Floor Primary Suites (both with ensuites)
- 3 Family Rooms
- Open-Concept Layout
- High Ceilings Throughout
- 9-Foot Basement Ceilings

Interior Highlights

- Updated Kitchen
- Two Custom Gas Fireplaces (Main Level & Basement)
- Fully Finished Basement with Wet Bar
- Spa-Inspired Ensuite with Soaker Tub
- Large Custom Closets in Upper Bedrooms
 - Built-in Pullout Desk in One Bedroom
- HRV System
- Central Vacuum (Rough-In)
- Ample Storage Throughout
- Pet-Free & Smoke-Free Home

Outdoor & Exterior Features

- Inground Self-Cleaning Saltwater Pool
- Hot Tub
- Professionally Designed Low-Maintenance Landscaping (No Grass)
- Sunny, South-Facing Backyard
- Fully Insulated Garage
- ChargePoint EV Charger
- Total of 6 Parking Spaces