

FEATURES & UPGRADES

23 HOWARD WILLIAMS CRT

Seven year Tarion Warranty transferrable to new owner

Equipment/Mechanical:

- Upgraded Washer and Dryer, easy front load machines with multiple settings and wash and dry modes
- Brand new central vacuum system with all attachments
- Brand new reverse osmosis drinking system with on demand tap in kitchen
- 2.5Ton Central Air Conditioner – Goodman 16 Seer – R410A
- Generac automatic home generator, will power entire house with extended transferrable warranty

Kitchen:

- Arden Fischer Custom Designed Kitchen
- 2024 48" WOLF dual fuel ovens with electronic temperature probes with a gas 4 burner stove top with extra large griddle
- Subzero 36" French Door panel ready fridge/freezer combo with water and ice maker
- High end panel ready built-in dishwasher
- Fully custom cabinetry all with soft close technology
- Custom oversized leathered granite counter on centre island
- Centre island oversize 52"x107"
- Custom leathered Nero Assoluto granite counter on perimeter
- Reverse osmosis water drinking system with installed island tap
- Instant hot water tap in island
- Pull out soft close deep drawers & spice cupboards
- Euro Cargo recycling center
- Lutron Under-mount programmable lighting throughout kitchen as well as accent lighting in upper cabinets
- Upgraded light fixtures and pot lights all on Lutron systems and dimmers

Flooring:

- Upgraded hardwood floor throughout – Athena 3/4" x 5" European White Oak
- Upgraded tile in front entry way and laundry room
- All bathrooms have upgraded tile floors

Stairs:

- Upgraded white oak stairs and railings and Wrought Iron Modern Spindles
- Upgraded newel posts on stairs and upgraded oak railings

FOR MORE INFORMATION, CONTACT
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Window Coverings:

- Custom plantation shutters
- Rechargeable powered silhouette blinds hidden from sight under valances in kitchen and great room
- Custom designer valances in kitchen and great room windows

Basement:

- Fully finished custom basement
- Upgraded insulation with safe N'sound for soundproof basement
- Napoleon remote controlled bricked fireplace with blower
- Custom wet bar with quartz counter tops and stainless steel sink
- Under-mount bar lighting
- Beverage fridge
- Pot lights throughout all on dimmers
- 2 piece bathroom with quartz countertop and custom vanity
- Premium luxury vinyl flooring throughout with OSB subfloor
- Finished storage area

Garage:

- Fully insulated
- Napoleon heat pump garage heater & A/C unit with own wall thermostat
- Epoxy floor
- Garage door openers with mobile phone capabilities
- Overhead storage racks

Other

- Gas hook up at exterior of home for BBQ hookup
- Upgraded light fixtures, ceiling fans, chandeliers, and pot lights throughout entire home - Lutron programmable lighting, all on dimmers
- Exterior pot lights installed around perimeter of home in soffit
- Recently landscaped rear yard with interlocking stone and new sod
- New garden beds in front and rear of home
- Chanticleer pear trees, Weeping Japanese Cherry

Exclusions:

- Sauna in basement
- Pendants on each side of fireplace and bottom of main stairs
- Video Doorbell and Cameras

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