

FEATURES & UPGRADES

11 DAVID WORGAN TRAIL

Tarion Warranty transferrable to new owner

Equipment/Mechanical/Technology/Construction:

- Circuit breaker type electrical panel with 100 amp service
- Electric door chime for front entry door
- Interior ceiling light fixtures with wall-switched outlets in all bedrooms, walk-in closets, living room, kitchen, breakfast area and above kitchen island
- Pre-wiring for cable TV in all bedrooms, living room, family room
- Rough-in for central vacuum system
- Rough-in for security alarm system
- Rough-in bathroom in basement
- White Decora plugs and switches throughout
- Insulated fibreglass front entry door
- All windows are vinyl low E and Argon filled gas
- 2" x 6" wood exterior construction
- 2 hose bibs - backyard and garage
- Roof shingles are 25 year asphalt shingles
- All windows and doors are foam-insulated
- Poured concrete basement walls damp-proofed with additional foundation wrap to enhance overfall water resistance

Kitchen:

- Leading and renowned Paris Kitchen with modern style cabinetry
- Custom crafted and fine milled Paris Kitchen cabinetry with extended upper cabinets including deep cabinet above fridge and full height pantry
- Central island design with breakfast bar, electrical plug, and ceiling mounted light fixture
- Premium stainless steel appliances with built-in microwave and dishwasher
- Upgraded fridge with water dispenser
- Exquisite engineered quartz countertops
- Double undermount stainless steel sink
- Sleep premium single lever pull-out spray faucet
- Designer style backsplash
- Under cabinet lighting

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FOR MORE INFORMATION, CONTACT
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Flooring:

- 5/8" tongue and groove sub floor screwed and glued to engineered floor joists
- Upgraded pre-finished hardwood floor on main, and upgraded carpet on 2nd floor
- Upgraded tile in front entry way and laundry room
- All bathrooms have upgraded tile floors

Interior:

- Finished ceiling heights 10 feet on main floor, 9' on second level, and in basement area
- Smooth ceilings throughout on main floor
- Stained oak wood stairs
- Upgraded iron metal pickets on staircase
- Upgraded 7" baseboards throughout, with 3" casings on all windows, doorways, and flat archways
- Upgraded sleek 8 foot shaker-style interior doors throughout
- Premium polished chrome door handles and hinges
- Interior high quality latex paint throughout
- Cold cellar in basement
- Upgraded window coverings throughout.
- Motorized blinds on main floor and cathedral ceiling window

Bathrooms:

- Primary bedroom ensuite with oversized frameless glass shower enclosure
- Spacious vanity cabinetry with quartz countertops
- Premium quality polished chrome faucets and fixtures
- Full height wall tiles in all bathtub and shower stall enclosures
- Mirrors in all bathrooms

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