

GENERAL DESCRIPTION

- 2450 sq. ft. on first & second floors, 800 sq. ft. fully finished basement
- Open-concept ground floor with gourmet kitchen, spacious dining and living area with coffered panel ceiling, fireplace with custom tile surround and oak mantel
- Spacious second floor features extra large master bedroom complete with walk-in closet, spa-like ensuite bathroom with double vanities, walk-in shower, and soaker tub
- Second floor also includes two large bedrooms, main bathroom, laundry room, and linen closet
- 800 sq. ft. fully finished basement features large den, bedroom, full bathroom with shower, and two storage rooms

INTERIOR FINISHES

FLOORING:

- Ground floor and second floor hallway finished with premium ¾" mirage pre-finished oak hardwood flooring
- Bedrooms and basement finished with high quality carpets/underpadding
- Foyer and all bathrooms finished with premium ceramic tile

TRIM/HARDWARE:

- All rooms trimmed with custom 5 ½" baseboards and 3 ½" casing
- Custom doors and door hardware throughout

STAIRS:

- Custom built and stained oak hardwood stairs complete with matching hardwood handrail, newel posts, and spindles

WALLS/PAINT:

- Four paint colour choices included
- Ceilings with smooth drywall finish

KITCHEN:

- Kitchen complete with custom professionally-designed cabinetry by Deslauriers Kitchens, valence lighting, 1 ¼" granite/quartz countertop, tile backsplash, double bowl stainless steel sink, high quality single lever faucet. Available as option: complete set of stainless steel G.E. Café Series appliances (fridge, stove, microwave, dishwasher, and hood fan).

BATHROOMS:

- All bathrooms complete with custom professionally-designed cabinetry by Deslauriers Kitchens, high quality porcelain toilets and sinks, and high quality chrome fixtures and fittings
- Ensuite bathroom complete with tiled walk-in shower and tempered glass enclosure, custom cabinetry with 1 ¼" granite/quartz countertop, 6 foot soaker tub, and wall mirrors
- Main bathroom complete with custom cabinetry and premium laminate countertop, acrylic soaker tub/shower with tiled enclosure, and wall mirror
- Ground floor powder room complete with custom cabinetry, premium laminate countertop and wall mirror
- Basement bathroom complete with tiled walk-in shower and tempered glass door, custom cabinetry with premium laminate countertop, and wall mirror

FIREPLACE:

- Premium direct vent gas fireplace complete with custom tile and oak mantel surround

LIGHTING:

- Recessed pot lights installed in basement den, kitchen, living room, and dining room
- Premium surface light fixtures installed in remaining rooms

EXTERIOR FINISHES

- Home clad with James Hardie fibre cement siding, trim, and shakes (as per elevations)
- Aluminum clad wood windows & sliding patio door
- Custom insulated wood-composite front entry door
- Insulated garage door complete with opening system and two remotes
- Roof finished with 35 year asphalt shingles
- Property professionally landscaped
- Driveways paved, complete with interlock strips and walkways
- Backyard sodded, complete with cedar deck, interlock patio, and enclosed with cedar privacy fence on all sides, gate included

MECHANICALS

- High efficiency direct vent gas furnace complete with programmable thermostat
- Central air conditioning unit
- Heat recovery ventilation system
- Furnace-integrated flow through humidifier
- High efficiency rental hot water tank with rapid recovery system
- Security system with keypad installed (monitoring by owner)
- Central vacuum system installed (canister and appliances by owner)
- Home pre-wired for cablevision and telephone
- Laundry room equipped with washing machine drain pan

NOTES

- Home designed by Andre Godin design and built by Doncaster Construction Ottawa Ltd.
- Recent projects completed by urban edge developments:
 - 519 & 521 Roosevelt Avenue
 - 381, 383, 385, & 387 Berkley Avenue
 - 520 & 522 Tweedsmuir Avenue
 - 522 & 526 Roosevelt Avenue

*SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE; RENDERINGS, FLOORPLANS AND ELEVATIONS TO BE RELEASED UPON DESIGNATED LAUNCH DATE