

## Features - 1110 Braelyn Place

- 9' Ceilings throughout entire main level
- High grade engineered hardwood floors on main floor
- 12"x24" tile floors in bathrooms and laundry room (Olympia Regal Royal Nero Matte)
- Carpeted stairs and all rooms/hallway on the upper level (Shaw Activiate Nylon E0526 Coldwater)
- Painted Shaker cabinetry to the ceiling in the kitchen with crown moulding
- Walk-in pantry conveniently located off the kitchen - wire shelving on 2 walls
- Frosted glass inserts in pantry and den passage doors
- Quartz countertops in kitchen and all bathrooms (Fir Stone A3009)
- Tile backsplash in kitchen (Novahex Bevel-in Eggshell)
- Quality, stainless steel appliances in the kitchen including gas stove, fridge, dishwasher, range hood and microwave
- Dramatic gas fireplace with fan and remote control in the living room framed by custom built-ins on either side - tiled inset to match kitchen backsplash
- Large laundry room with quartz countertop & under-mount sink and front loading washer/dryer
- Tray ceiling with rope lighting in the master bedroom
- Ensuite with double sinks, heated tile floors, stand alone soaker tub and 3'x4' shower with 10mm glass surround and wall tile (12"x24" Carrara marble style (Bianco Porcelin) or oversized 4"x12" subway tiles)
- Built-in closet organizer in master bedroom. All other closets are wire shelf with rod.
- Painted entry door with sidelights and transom window and custom made oversized french rear doors
- 3'- 4' crawl space
- High efficiency fully ducted, forced air Heat Pump for heating and cooling
- Natural Gas Hot Water on demand system
- Roughed in Natural Gas BBQ outlet
- Dedicated media panel
- Staircase rail with painted posts, stained top rail and painted spindles
- Rough in for built in vacuum
- Ceiling Lights and Pot Lights throughout as roughed in.
- 2 pendant lights over the kitchen island
- Vanity lights in main upper bathroom & powder room
- Ceiling height mirrors in all bathrooms

2-5-10 New Home Warranty