

INNER CITY INFILLS

2036 8 AVENUE SE: FEATURES + SELECTIONS

FEATURES	MAIN FLOOR
<ul style="list-style-type: none">• 2-Storey Detached Infill• Over 2,865 Sq Ft of Developed Living Space (2,080 Sq Ft Above Grade)• South Exposure• Double Detached Garage (21' x 21') with 8-Foot Garage Door• 4 Bedrooms (3 Up/1 Down)• Gas Fireplace in Built-In Media Wall• Vaulted Primary Suite• Fully Developed Basement with Large Rec Room, Home Gym, Pocket Office, Built-In Entertainment Cabinet, Rough-in Ceiling Speakers, Guest Bedroom, and Full Bathroom• Chevron Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper• Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting• Security Camera• Custom Exterior Front Courtyard Lighting	<ul style="list-style-type: none">• 11-ft Painted Ceilings• Modern Kitchen featuring LED Skirt Lighting, Quartz Countertops, Custom Cabinetry with Soft-Close Hardware and Under Cabinet Lighting, Full-Height Quartz Backsplash, Pull-Out Spice Drawers, Hidden Walk-In Pantry, Ceiling Speakers Rough-In, and Extensive Pot Lighting• 12-ft Central Island with LED Skirting, Waterfall Quartz Countertop, Bar Seating, Black Dual-Basin Sink, Cedar Panel Accents, and Silhouette Bar Fridge• Premium Stainless-Steel Thermador Appliance Package Includes Smart Refrigerator, Gas Range, Double Wall Oven, Quartz Hood Fan, Drawer Built-In Microwave, and Dishwasher• Formal Dining Area with Contemporary Chandelier and View of Front Courtyard• Fireplace with Custom Built-In TV Cabinet with Full Quartz Feature Wall and Hearth• Living Room Featuring Expansive Windows and Access to the Back Yard

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

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MAIN FLOOR CONT...	UPPER FLOOR
<ul style="list-style-type: none">• Powder Room with Quartz Countertop and Herringbone Tile Floor• Rear Mudroom with Built-In Bench, Custom Under Cabinet LED Lighting with Motion Sensor Activation, Storage, and Walk-In Closet• Wood-Wrapped Staircase with Glass Railing and Custom LED Lighting with Motion Sensor Activation• Front Foyer with Built-In Storage and Custom Under Cabinet LED Lighting with Motion Sensor Activation	<ul style="list-style-type: none">• 9-ft Painted Ceilings with Vaulted Ceiling in Primary Suite• Primary Suite features Dual Walk-In Closets with Custom LED Light Under Shelving with Motion Sensor Activation; Custom Shower with Full Height Tile, Rain Shower Head, Handheld Shower Head, Quartz Wrapped Bench and Custom LED Light with Motion Sensor Activation, Floating Quartz Vanity with Dual Undermount Sinks and Custom Under Cabinet LED Lighting with Motion Sensor Activation, Freestanding Soaker Tub with Tile Surround, and Heated Tile Floors• Main Bath with Quartz Countertops, Dual Vanity with Undermount Sinks and Under Cabinet LED Lighting with Motion Sensor Activation• Laundry Room with Tile Flooring, Built-In Cabinetry, Quartz Countertop, and Sink• Secondary Bedrooms with Custom Built-In Cabinets and Full Ensuites with Walk-In Shower with Full-Height Tile Surround• Third Bedroom with Walk-In Closet and Full Ensuite with Walk-In Shower with Full Tile

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BASEMENT		HOME SERVICES	
<ul style="list-style-type: none">Fully Developed with 9-ft Painted Ceilings and Plush Cut Pile Carpet with 10 lb UnderlayLarge Rec Room with Built-In Media CabinetPocket Office with Built-In Desk for TwoBright Guest Bedroom with Large Window and Closet with Built-In Millwork4-Piece Bathroom with Tiled Flooring, Quartz Vanity with Custom Under Cabinet LED Lighting with Motion Sensor Activation, Undermount Sink, Modern Faucet, and Fully Tiled ShowerHome Gym with Roughed-In Ceiling Speakers	<ul style="list-style-type: none">CAT-6 Wiring ThroughoutHigh-Efficiency Furnace with HumidifierTankless Hot Water on DemandRoughed-In Central Air ConditioningRoughed-In VacuflowSump PumpSmart Home Lighting		
	WARRANTY		
	<ul style="list-style-type: none">New Home Warranty Program		
EXTERIOR			
<ul style="list-style-type: none">Hardie Board, Smartboard, and BrickBrushed Concrete Front Patio and WalkwayMetal Clad Exterior Doors with GlassPressure Treated Wood Fence		<ul style="list-style-type: none">Low Maintenance LandscapingLow Maintenance WindowsRoughed-In Swim SpaPTW Rear Deck	

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