

INNER CITY INFILLS

309 15 STREET NW: FEATURES + SELECTIONS

FEATURES	MAIN FLOOR
<ul style="list-style-type: none">• 2-Storey Detached Infill• Over 3,040 Sq Ft of Developed Living Space (2,200 Sq Ft Above Grade)• West-Facing Backyard• Double Detached Garage (20' x 20') with 8-Foot Garage Door and Roughed-In for Heat• 4 Bedrooms (3 Up/1 Down)• 10-ft Ceilings on Main and Upper Floors• Vaulted Primary Suite• Fully Developed Basement with Large Rec Room, Full Wet Bar, and Gym/5th Bedroom• Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper Floors• Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting• Upgraded Dacor Appliance Package	<ul style="list-style-type: none">• 10-ft Painted Ceilings• Modern Kitchen featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware, Full-Height Backsplash, and Pantry• Central Island with Quartz Countertop, Bar Seating, and Dual-Basin Sink• Premium Stainless-Steel Dacor Appliance Package Includes 6-Burner Dual-Fuel Range, Hood Fan, French Door Refrigerator, and Dishwasher• Formal Dining Area with Contemporary Chandelier and View of Front Yard• Inset Gas Fireplace with Custom Built-In Cabinetry and Full-Height Surround• Side Mudroom with Barn Door Entrance and Built-In Closet• Powder Room with Quartz Vanity• Sliding Patio Doors with Access to Rear Vinyl Deck

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UPPER FLOOR	BASEMENT
<ul style="list-style-type: none">• 10-ft Painted Ceilings• Primary Suite w/ Vaulted Ceiling, Oversized Walk-In Closet w/ Built-In Shelving, Window, and Barn Door Entrance• Private 5-pc Ensuite with Barn Door Entrance, Heated Tile Floors, Oversized Modern Vanity w/ Dual Sinks, Freestanding Soaker Tub, and Walk-In Steam Shower with Bench and Full-Height Tile Surround• Secondary Bedrooms w/ Built-In Closets and Ensuites – One 3-pc with Walk-In Shower, Other with Tub/Shower Combo with Full-Height Tile Surround• Laundry Room with Tile Flooring, Quartz Folding Counter, Window, and Laundry Sink	<ul style="list-style-type: none">• Fully Developed with 9-ft Painted Ceilings• Spacious Recreation Room with Large Window• Full Wet Bar featuring Upper Cabinetry, Quartz Counter, Space for a Bar Fridge, and Prep Sink• Fourth Bedroom with Walk-In Closet• Fifth Bedroom or Home Gym w/ Built-In Closet• Main 3-pc Bathroom with Tile Floor, Modern Vanity, and Shower with Full-Height Tile Surround
HOME SERVICES	EXTERIOR
<ul style="list-style-type: none">• High-Efficiency Furnace w/ Humidifier• 60-Gallon Hot Water Tank• Sump Pump• Roughed-In for In-Floor Heat in Basement• Roughed-In for Air Conditioning• Roughed-In for Central Vacuum System	<ul style="list-style-type: none">• Smartboard and Brick• Exposed Concrete Front Walkway• Rear Exposed Concrete Patio w/ Gas Line for BBQ• Fibre Glass Painted Exterior Doors with Glass• Pressure-Treated Wood Fence• Low Maintenance Landscaping• Asphalt Shingle Roof