

INNER CITY INFILLS

SPRUCE CLIFF MEWS | FLOORPLAN A FEATURES + SELECTIONS

FEATURES	SECOND FLOOR
<ul style="list-style-type: none">• 3-Storey Townhome• Over 1,643 Sq Ft of Developed Living Space• East & West Exposure• 20-ft x 15-ft Single Attached Garage with Electric Vehicle Charger• 3 Bedrooms (2 Upper/1 Main)• Open Concept Floorplan on Second Floor• Balcony Off Kitchen• 430 Sq Ft Rooftop Outdoor Living Area w/ Golf Course Views & Built-In Planter Boxes• Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting• Luxury Vinyl Plank Flooring with Cork Backing on Main & Second Floor, Luxury Carpet with 10 lb Underlay on Third Floor (Vinyl Plank is an Optional Upgrade)	<ul style="list-style-type: none">• 9-ft Ceilings• Gourmet Kitchen with Built-In Appliances• Upgraded Cabinets with Under Cabinet Lighting & Soft-Close Doors• Quartz Countertops• Central Island with Waterfall Quartz Edges & Designer Pendant Lights• Built-In Pantry• Samsung Stainless Steel Appliance Package includes 3-Door French Door Refrigerator, 4-Burner Gas Cooktop, Smart Wall Oven, Built-In Sensor Cook Microwave, & Smart Dishwasher• Garbage / Recycling Pull-Out Drawer• Kitchen Balcony with Natural Gas BBQ Outlet• Dedicated Full-Size Dining Room• Spacious Living Room with Large Windows & Electric Fireplace with Tile Surround• Private Powder Room with Full-Height Mirror & Designer Mounted Lighting
MAIN FLOOR	
<ul style="list-style-type: none">• Attached Single Oversized Garage• Roughed-In Electric Car Charger• Third Bedroom or Office/Flex Space with Walk-In Closet	

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THIRD FLOOR

- Primary Bedroom features a Large Window & Dual Built-In Closets
- Private 4-pc Ensuite with Tile Floor, Dual Undermount Sinks, Modern Vanity with Quartz Countertop, & Walk-In Shower with Ceiling-Height Tile Surround
- Second Bedroom features a Large Built-In Closet
- Main 4-pc Bathroom with Tile Floor, Quartz Countertop, & Tub/Shower Combo with Ceiling-Height Tile Surround
- Laundry Closet with Samsung Front Load Steam Washer & Dryer

ROOFTOP PATIO

- 430 Sq Ft West & East Facing Patio
- Golf Course & Downtown Views
- Natural Gas Outlet for Heater or BBQ
- Built-In Planter Box

HOME SERVICES

- High-Efficiency Furnace
- Tankless Hot Water Heater
- 100 AMP Electrical Service
- Roughed-In for Electric Car Charger
- Roughed-In for Air Conditioning
- Roughed-In for Video Doorbell
- Smart Thermostat with Mobile App
- Interlinked Carbon Monoxide & Smoke Detectors

EXTERIOR

- Hardie Board, Metal, & Stucco
- Fully Landscaped Front Yard
- Balcony Finished with Vinyl Decking & Pre-Finished Aluminum Railing
- Rooftop Patio Finished with Vinyl Decking & Glass Railing
- Precast Concrete Entryways with Aluminum Railing
- Weatherproof Electrical Outlet