

# INNER CITY INFILLS

## SPRUCE CLIFF MEWS | FLOORPLAN B FEATURES + SELECTIONS

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

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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