



Estate Showhome Now for Sale!

THE MCKINLEY - \$1,048,000 (Incl. house, lot, GST)

Executive two storey overlooking pond and backing onto greenspace.

- Executive kitchen with large island ideal for entertaining
- Luxurious master retreat, ensuite and walk-in closet with connecting upstairs laundry
- Functional upstairs including 3 bedrooms plus bonus room

Structural:

- 20" footing with 8" concrete foundation wall and tarred basement
- 2 x 6 construction at 16" on centre covered in 3/8th OSB
- Engineered floor systems (joist & beams)
- 23/32nd OSB T&G sub-floor glued and screwed
- Spray foam joist ends, cantilevers & joist space over garage
- Ice & water technology in combination with roof edge installation & kick out flashing - to help moisture from entering your home
- Built tall walls to underside of sheathing

Exterior Finishing:

- Limited lifetime warranty Architectural shingles in weatherwood
- James Hardy Fiber cement siding in Monterey Taupe
- Exposed aggregate concrete driveway in Charcoal
- Fieldstone Rubble Chardonnay Masonry
- Vinyl decking with black picket railing
- Cedar soffit front entry and rear deck
- Harmony black metal windows with SDLs
- Over-sized stained front door
- Insulated Decor belt driven garage door with 2-openers and 1 key pad
- Underground sprinkler systems

Plumbing & Heating:

- Custom ensuite shower and soaker tub
- Floor to ceiling tile in ensuite shower wall complete with tile shower base and 10mm glass
- His and Hers over-sized under-mount sinks with Brizzo Faucets
- Elongated toilets with regular height bowls
- 2 high efficient furnaces
- Boiler run holding tank
- Water line to fridge
- Gas outlet run to deck
- 3 piece basement rough in
- Full in-slab heat with boiler in basement & garage

Electrical & Lighting:

- Over 40 - 4" pot-lights
- CAT 5E and cable runs
- Valence and puck lighting in kitchen
- Decor light switches & plugs in almond color
- Full surround sound
- Pre-wired security system
- \$5500 lighting package

Kitchen, Cabinetry & Granite:

- Executive custom designed kitchen valued at \$45,000
- Stainless steel appliances valued at over \$25,000
- Premium granite throughout home including laundry
- Custom built-ins in living room, mudroom & pantry
- Custom built-in shelving in master ensuite
- MDF shelving in all other closets

Interior Finishing:

- 10 foot main floor with 8 foot solid core doors
- 9 foot upper and basement ceilings
- Chamford corners with painted ceilings through-out
- 1 - 42" clean face gas fireplace finished with stone to ceiling and MDF mantle
- Wrought iron railing open to above and below
- Wainscoting in main den
- Traditional millwork throughout
- Vaulted / coffered master bedroom
- Vacu-flow rough in

Flooring

- Hand scraped 3/4" x 5 1/2" maple hardwood
- Horizon Collection carpet with 10lbs underlay on upper floor
- Lineal tile in all bathroom, laundry, kitchen backsplash and ensuite tub skirt.

Other

- Landscaped front and rear yard
- Full finished garage
- Partially development basement with open to below stairwell

