

DESIGN

- Sun-drenched modern farmhouse
- Oversized windows throughout
- Approx. 4,300 sq. ft. of finished living space
- Covered outdoor living areas in both the front and back with expansive wraparound front porch
- Western exposure
- Spacious open-concept main floor
- Blonde oak hardwood flooring throughout
- Custom millwork & cabinetry throughout

MECHANICALS

- Spray foam insulation throughout
- Dual HVAC systems with two furnaces and two air conditioners — designed to balance the home's climate and enhance energy efficiency year-round
- 25-year asphalt shingles
- Aluminum metal roof
- Aluminum soffits and fascia
- Maintenance free aluminum porch ceilings
- Schluter drain systems installed throughout all curbless showers

MAIN FLOOR

- Impressive double-story foyer with soaring ceilings and abundant natural light
- Architectural open staircase with a balcony
- 4½-foot circular window above the front door
- Custom 8-foot vinyl front door with a three-point European locking system
- 10-foot ceilings throughout the main level

GREAT ROOM

15-foot vaulted ceiling accented by a blonde oak architectural beam

Continental gas fireplace

Oversized sliding doors open to covered patio

OFFICE

- Coffered ceiling
- Custom millwork
- Separate access off front entry

KITCHEN

- Floor-to-ceiling custom cabinetry offering abundant storage
- 28 deep drawers & rollout in double cabinet
- Deep corner cabinet with built-in pull-out hardware
- Quartz counter, backsplash and 10-foot waterfall island
- Fireclay workstation sink in the main
- Professional-grade Jenn-Air and Thermador appliances
- Convenient pot filler above induction cooktop
- Walk-in pantry offering abundant additional storage
 - Includes open shelving for everyday items
 - Second fireclay sink and bar fridge for added functionality
- Mudroom: Herringbone-laid porcelain tile with custom built-in cabinetry and direct garage access

POWDER ROOM

- Solid-wood vanity
- Porcelain tile flooring

PRIMARY SUITE

- Architectural blonde oak beam feature
- Oversized sliding doors leading to a private balcony
- Custom dressing room with built-in cabinetry
- Spa-inspired five-piece ensuite
 - Heated floors
 - Oversized porcelain tiles
 - Freestanding soaking tub positioned in front of a sun-drenched picture window
 - Curbless shower with Schluter drain system

SECOND FLOOR LAUNDRY ROOM

- Quartz counters and backsplash with deep soaker sink and hanging station
- Custom built-in cabinetry for organized storage
- Whirlpool washer and dryer (2025)
- Access to a second mechanical room housing an additional HVAC system dedicated to the upper level

BEDROOMS 2 & 3

- Custom closet organizers
- Shared semi-ensuite
 - Contemporary concrete-look porcelain tiles
 - Solid fluted wood wall-mounted vanity
 - Curbless shower with custom glass enclosure and Schluter drain system

BEDROOM 4

- Custom closet organizer
- Three-piece ensuite
 - Oversize concrete-look porcelain tile
 - Solid fluted wood wall-mounted vanity
 - Curbless shower with custom glass enclosure and Schluter drain system

LOWER LEVEL

- Waterproof luxury vinyl flooring that seamlessly complements the upper-level palette
- Kitchenette with quartz counters & bar fridge
- Three-piece bathroom featuring:
 - Oversized contemporary concrete-look porcelain tiles for floors and walls,
 - Floating vanity
 - Custom glass shower enclosure
 - Ceiling-mounted rain shower head providing a full rainfall experience
- Mechanical room for easy access to home systems

GARAGE

- 1.5 car garage with potential mezzanine storage
- Equipped with EV plug
- Direct access to mudroom
- Exterior access door for direct entry to the backyard
- LED lighting
- Insulated vinyl garage door and opener system

EXTERIOR

- Backyard cabana constructed from a premium maintenance free composite material designed to resemble natural teak
- Saltwater pool system, new liner and equipment (2025)
- Sprinkler system for effortless maintenance
- Approx. 200 ft. of custom fencing for complete privacy
- Landscaped yard featuring armour stone flower beds

INCLUSIONS

- ✓ Jenn-Air stainless steel refrigerator, stainless steel micro-oven wall combo, stainless steel dishwasher
- ✓ Thermador induction cooktop
- ✓ Aviva stainless steel bar fridges (2)
- ✓ Whirlpool washer and dryer (2025)
- ✓ All pool equipment
- ✓ All mirrors in bathrooms
- ✓ All electrical light fixtures

EXCLUSIONS

- ✓ Mirror in foyer