

# 354 Russett Drive - Important Information

## Main Level

Front foyer with large front closet

Open concept layout

Bright and sunny family room with modern electric fireplace

Dining Area

Patio doors to large 25' x 12' deck

9ft ceilings with flat finish

Pot lighting

Dining area

Engineered hardwood and tile throughout main level

Stunning kitchen with upgraded tall cabinetry to the ceiling, quartz counters, under cabinetry lighting, stainless steel appliances, walk-in pantry, pots and pans drawers, trendy backsplash

Spacious primary bedroom with luxurious 5 piece ensuite: dual sinks, quartz counters, gorgeous tile, glass shower, soaker tub, walk-in closet

2 additional spacious bedrooms

5-piece main bathroom with quartz counters

## Basement

9 ft ceilings

ICF foundation with high energy efficiency value

3 piece bathroom rough-in

Large cold room

Open basement with no posts—beams installed

Large bright windows—doesn't feel like a basement

Covered walkout to backyard

## *Garage*

Insulated - walls and doors

Oversized two-bay garage with extended depth and height with possible multiple vehicle accommodation depending on the vehicles size

Garage door openers with remotes

Additional windows installed above the doors providing natural light

## *Mechanical*

Tankless water heater

Natural Gas furnace

Central Air Conditioner

HRV

200 amp electrical

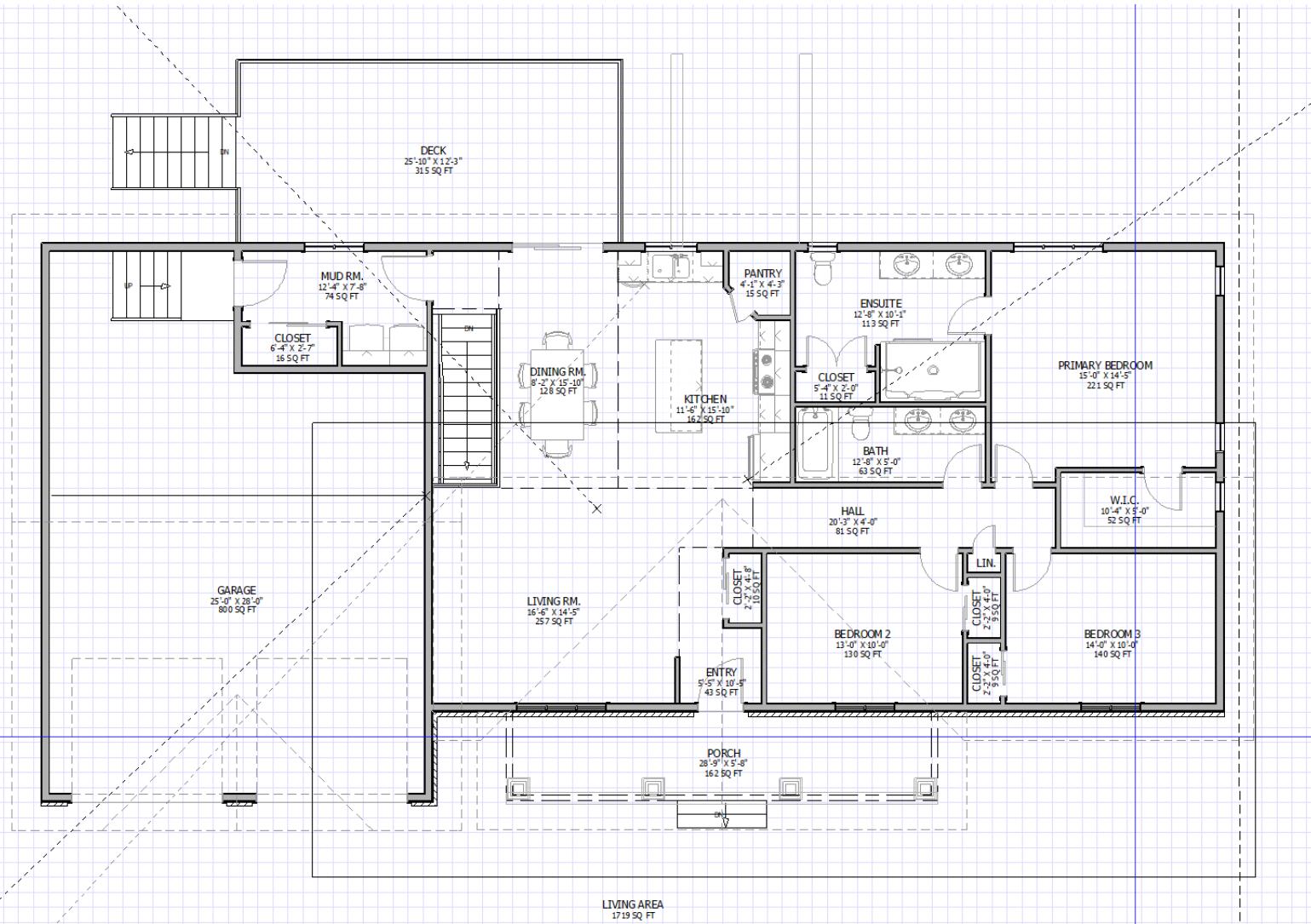
Pressure Tank

Original well with new pump

Septic—front of the house—sized appropriately to include finished basement with 2 bedrooms, kitchen and bathroom

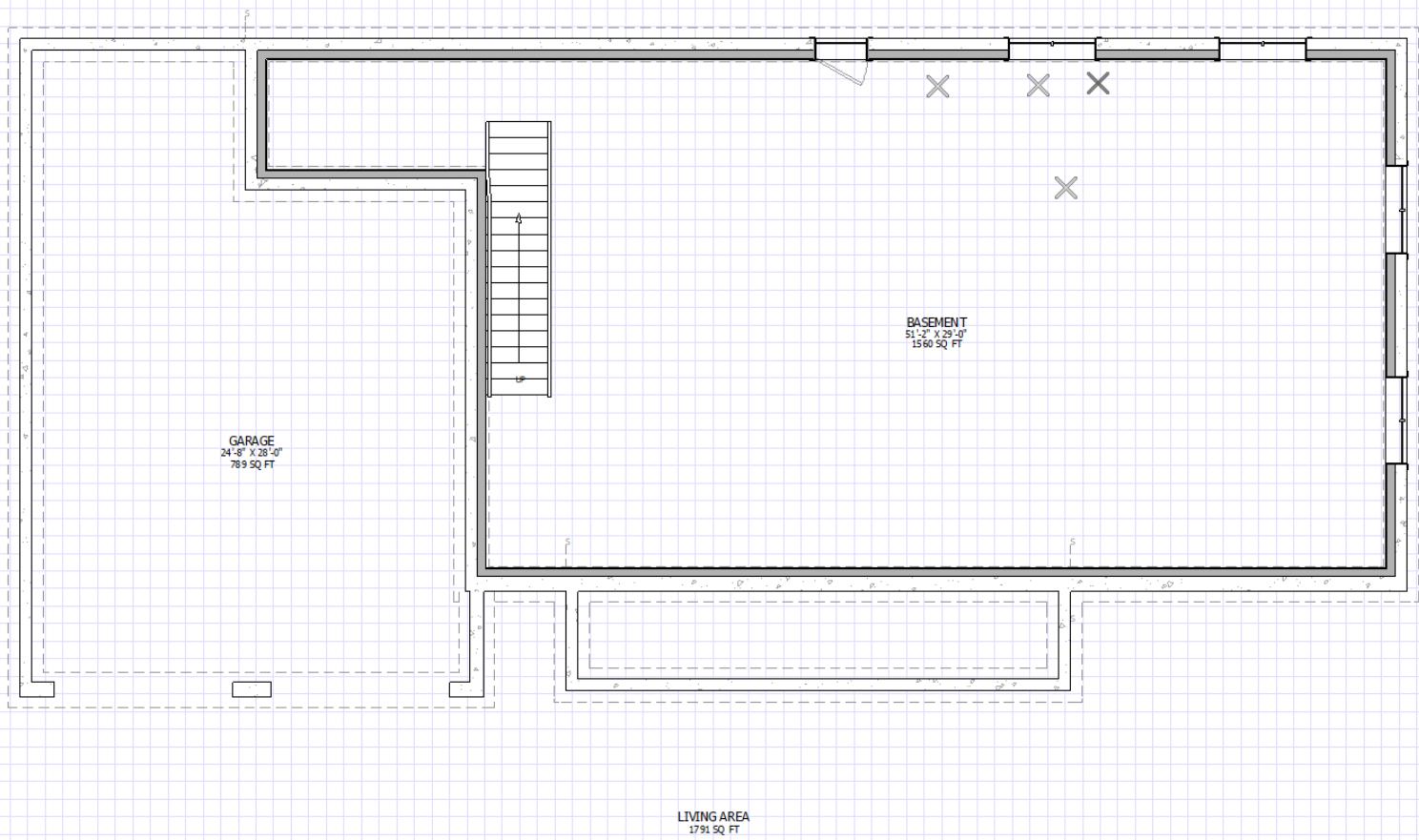
Jeldwyn windows

Tarion Warranty



Approximate floor plans with minor modifications:

- Bathrooms slightly smaller and kitchen slightly larger
- No closet in the ensuite - replaced with soaker tub



Approximate floor plans