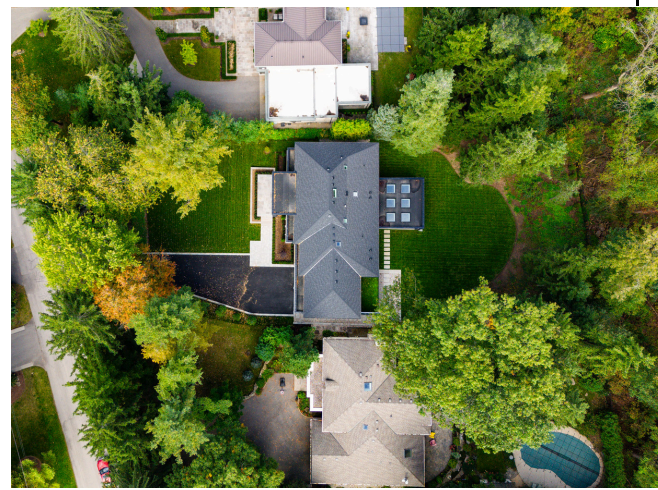


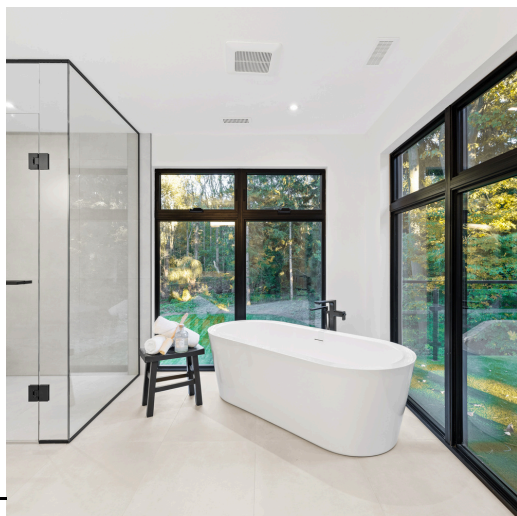
Exterior Upgrades

- Ravine Lot with Access to Conservation Acres
- Covered Porch with 6 Skylights
- Stone Patio
- Fully Landscaped
- Mature Trees
- Outdoor Lighting Perimeter
- Irrigation System
- Outdoor Speakers
- Roof 35-year CertainTeed 3-tab Architectural Shingle
- Entire Roof is Blueskin® RF200 Ice & Water Barrier
- Garage:
 - Tandem Garage 3 Car Spaces
 - 881 SQFT
 - Extra Wide and Height to add Car Lifts
 - 2 Chargers for Electrical Vehicles
 - Garage has natural gas heat rough-in, in ceiling with thermostat cable



Interior Upgrades

- Wide Plank Flooring by Vidar model Torino
- Oversized Vinyl Sindows
- Lift and Slide aluminum Sliding Door made in Greece
- Custom Kitchen Cabinetry designed by Devon
- Push2Open Miele® appliances
- Chef's Pantry
- Wet Bar
- Served
- Wine Fridge
- Custom Gas Fireplace with Built-in's
- Main Level Office with Built-in Desk and Custom Cabinets
- Family Room Custom Built-in's and Wired Speakers
- LED Valence Lighting in Kitchen, Served, Wet Bar and Powder Room
- Ensuite Bathrooms in ALL Bedrooms
- Walk-in Closets with Custom Organizers in ALL Bedrooms
- Each Walk-in Closet has a Skylight including Upper Hallway total of 5 Skylights
- Primary Suite: Sitting Room with wall mount TV, Dressing/Make-up Area,
- Primary Bedroom Ensuite: Double Vanities, Heated Floors, curbless drain
Separate Shower & Soaker Tub
- Primary Bedroom Ensuite has a smart toilet



Interior Upgrades

- Walk-out to Private Balcony from Primary Suite
- Convenient Bedroom Level Laundry Room with Custom Cabinets & huge Window
- Built-in Organizers in Mudroom
- Finished Lower Level with Additional Bedroom and Full Bathroom
- Fitness Room with Rubber Matting
- Entrance to Garage from Lower Level



Mechanical Upgrades

- Tankless Hot Water Heater
- 2 Furnaces to service each level
- 2 A/C Units
- 3 Electrical Panels: main in basement, one on second floor to service upper level, and one in garage. 200 AMP
- Each room is CAT5 network ready, including:
 - Lower Level ceiling for Projector Screen
 - Back room of garage in ceiling for future Golf Simulator Projector
 - Inside corner of desk in office cabinet and CAT5 on wall
 - CAT5 for TV on wall in Primary Bedroom and private Study Area
- Alarm System
- 8 Cameras with DVR in Upper Level Furnace Room
- 5 toilets have receptacles to add a Bidet seat
- Rough-in plumbing in Basement for future bar or kitchenette
- Central Vac

