

Flora P at 7031 181 Ave NW

BED	BATH	SQ FT	HOME STYLE
3+	2.5	1592	LANED HOME



QUICK POSSESSION

BLOCK: 29 LOT: 26

STAGE: 1 JOB: CSA-0-035562

COMMUNITY



SHOWHOME
ADDRESS
18004 - 70th Street
NW

SHOWHOME
HOURS

Monday - Thursday
from 3 - 8PM
Weekend and
Holidays
from 12 - 5PM

CONTACT

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Model Features

- Relax and take a deep breath in this roomy, open concept 3 bedroom, 2.5 baths home featuring a main floor bedroom for a family member or a guest.
- Dressed in attractive vinyl plank flooring throughout the main floor and advanced wear and stain protection carpet on the 2nd floor.

- You will feel safe and secure with a modern smart home technology system (Google assistant or Alexa built in), Ecobee thermostat, smart video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.
- Built on a corner lot with numerous additional windows bringing in an abundance of natural light to your home.
- 50" Linear Ortech LED electric fireplace complete with media conduit and power above to mount a TV with no wires visible.
- This home says elegance with its airy, open to above stairwell with a railing that leads to the second floor, where you will find 3 bedrooms, laundry, and a main bathroom.
- Need a tenant to help with the mortgage? This home comes prepped for future basement suite development with a side entrance and 9' ceiling.
- The corner kitchen will awaken the chef in you with it's long island topped with elegant quartz and undermount sink, 41" cabinets, subway tile backsplash and a large walk-in pantry.
- The luxury of having your laundry machines on your 2nd floor means no more running up and down the stairs - you can leave that for the gym!
- This home has a complete appliance package that includes: Stainless Steel kitchen appliances including a 28 cu. Ft. French door fridge with bottom pull out freezer and ice machine, a 5 burner range, an OTR microwave and a built-in dishwasher.
- Relax and melt the stress of the day away in your primary bedroom 3-pc ensuite with contemporary quartz countertop, undermount sink and 5' shower.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank and Bedrock's 'Hotbox' system.
- Quartz countertops with undermount sinks in the kitchen and bathrooms.
- Double car garage included to protect your cars from the elements.

Floor Plans

