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**FOR SALE -- 31 HAMPTONS CRESCENT SE
FEATURE SHEET**

4 Bedroom, 3 bath, 1,664 sq. ft. main floor and master bedroom
1,066 sq ft lower level with walk-out built November 2015

General Features:

- 9 foot main floor ceiling height with custom coffered ceilings over living and dining areas
- 9 foot basement ceiling height
- engineered floor system $\frac{3}{4}$ " T & G plywood sub-floor, glued and nailed
- 2" x 6" exterior spruce studs
- 2" x 4" interior walls
- R40 ceiling insulation, house and garage
- R20 Exterior wall insulation
- Ply-Gem Maintenance-free PVC double-glazed windows, with pewter grills
- Two-stage, 3 zone high efficient forced-air furnace
- 4-ton 18 seer air conditioner
- General power drum humidifier
- wired for satellite, cable, internet & home theatre system
- upgraded light fixtures
- Braun bathroom fans with principle exhaust in kitchen area
- contemporary doors with jams and casings
- MDF baseboards, window and door trim
- indirect-fired (on demand) hot water tank
- central vacuum (Hoover model)
- round drywall corners throughout
- one-coat primer, with two coats of eggshell paint
- Kitchen Craft cabinets throughout home
- vinyl plank flooring and tile throughout home
- large front entrance with ceramic tiles
- $\frac{3}{8}$ " pro board underlay installed in tile areas

- maintenance-free stucco exterior with stonework
- 25 year asphalt shingles
- aluminum soffit and fascia
- plant ledges above entry closet and over stairwell to lower level
- switches and plugs in decora style
- arched doorway to mainfloor hallway
- water saving toilets (dual flush)
- two frost free hose bibs and one lawn service

Additional Main Floor Features:

- granite countertops with undercounter lighting in kitchen
- reverse osmosis water unit piped to fridge & kitchen sink
- under mount stainless steel sink in kitchen with Delta faucets
- stainless steel appliance package - fridge, gas cooktop (with optional plug for electric), built in oven/microwave
- garburator in kitchen
- two full-height pantry cupboards
- laundry room includes steam front-load washer and dryer, stand up freezer, stainless laundry sink and area for recycling bins
- china basin sinks in bathroom with Delta faucets
- 1 Napoleon gas fire place in built-in wall unit on main floor
- maple railing with pewter spindles
- gas line outlet on upper deck
- covered upper deck is professionally tiled with detra underlay
- upper deck has aluminum railing with tempered glass inserts

Additional Master Bedroom Features:

- 4' custom-tiled shower with body sprays in ensuite
- free-standing soaker tub in master ensuite
- double sinks
- in-floor heating under ceramic flooring
- vanity mirrors
- granite counter tops
- designer ceiling fan from Kerry Jaymes Lighting
- medicine cabinet tower in ensuite
- large walk-in closet with custom organizer shelving
- crown moulding in master bedroom tray ceiling
- automatic door switch for light in walk in closet

Lower Level Features:

- large family room wired for home theater
- 2 bedrooms includes custom walk in closets with organizer shelving
- 3 pc bathroom with tiled shower
- In-floor heating under ceramic flooring
- 2 storage rooms and 1 mechanical room
- electric fire place with fire crystals in built-in wall unit
- wet bar area with sink and fridge
- large lower patio has stamped concrete floor and privacy wall
- walk-out garden door to lower patio

Garage Features:

- 3 car garage has 2" x 6" walls insulated, gyproced and painted
- Custom cabinets in garage include sink with hot & cold water service
- insulated overhead garage doors with ½ hp jackshaft operators with windows (10' x 9')
- 3" floor drain in garage
- Ressor forced air heater in garage

Drive way will be completed shortly (at cost) as per developer requirements

- RV parking area adjacent to the garage with RV plug-in
- Yard is completely finished with sprinklers, sod, trees, shrubs, fence and decorative mulch.

Extras:

50" Smart HDTV on main floor

70" Smart HDTV on lower level

\$679,900

This is currently our personal residence which we use as a show home so you can check out the quality workmanship I put into every home, and perhaps find some unique ideas for your own dream home project.

Come talk to me about building your home on your lot, acreage, farm or ranch. My trusted tradesmen will come to your location.

31 Hamptons Cres SE (this home) is available for sale, move in ready, to the right family!