

344 POETRY DRIVE – PROPERTY DESCRIPTIONS

MAIN LEVEL

(9' throughout, smooth ceilings)

FOYER (13' 1" x 23' 5")

A classic entrance boasting an 8' French door with 2 side lite windows, potlights, oversized stone tile, double coat closet, hardwood flooring, oversized baseboards and trim, wooden staircase with black metal balustrade.

Builder upgrades: *Tile floor upgrade, potlights, ceiling bulk-head removed.*

POWDER ROOM (2-piece washroom)

Far-removed from the principal rooms, the powder room features a one-piece toilet, pedestal sink, potlights, oversized stone tile, oversized baseboards and trim, window with California shutters.

Builder upgrades: *Tile floor upgrade, potlights.*

MUD ROOM/LAUNDRY ROOM (12' 5" x 5' 1")

Conveniently located & well equipped room for handling the laundry needs of a large family! Whirlpool Duet front-load washer & dryer (gas), tile floor, built-in laundry basin, white cabinetry, coat closet, access to garage.

Builder upgrades: *Gas line for dryer.*

LIVING ROOM (12' 8" x 12' 10")

Open concept room, Tuscan columns, potlights, coffered ceiling, window with California shutters, hardwood flooring, oversized baseboards & trim.

Builder upgrades: *Potlights.*

DINING ROOM (13' 11" x 13')

The perfect space for entertaining large groups or enjoying casual, every day meals! Open concept room, Tuscan columns, potlights, 4 glass-ball pendant lights (Restoration Hardware), coffered ceiling, window with California shutters, hardwood flooring, oversized baseboards & trim.

Builder upgrades: *Potlights.*

KITCHEN (16' 11" x 15' 6")

An epicure's dream kitchen! An open concept room featuring a Wolf 6-burner gas stove (stainless steel), Wolf exhaust fan (stainless steel), Viking bar fridge (stainless steel), Electrolux side-by-side refrigerator with water/ice dispenser (stainless steel), granite countertops, marble tile backsplash, under-mounted double sink with goose-neck faucet (window above sink), transitional-styled white cabinetry, centre-island (dark stained

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cabinetry, granite countertop with over-hang for bar seating), potlights, double-French door walkout with transom window.

Builder upgrades: *Upgraded cabinets, large crown moulding, larger kitchen island with different colour cabinet, stone counter upgrade, water line to fridge, gas line for stove, upgraded 10" exhaust vent, upgraded backsplash, upgraded kitchen sink and faucet, lazy susan in corner cabinet, potlights.*

FAMILY ROOM (12' 7" x 15' 6")

Open concept, stone cast gas fireplace set between two windows (California shutters), hardwood flooring, oversized baseboards and trim, potlights, open concept room.

Builder upgrades: *Potlights, smooth ceiling, upgraded fireplace mantel, additional insulation in ceiling around plumbing from bathroom above, hidden TV wires and wall plug for TV mount.*

SECOND LEVEL

(ceiling height 9' in master suite, 8' in rest of level, smooth ceilings throughout)

LANDING

Hardwood flooring, oversized baseboards and trim, potlights, wall niche to display art, linen closet

Builder upgrades: *Potlights, smooth ceiling.*

MASTER BEDROOM SUITE (17' 7" x 17' 5") (Vestibule: 5' 4" x 12' 10")

A gorgeous retreat within your own home... Double door entrance, vestibule area with coffered ceiling & potlights, hardwood flooring, oversized baseboards and trim, windows with California shutters, grand bedroom with coffered ceiling.

Builder upgrades: *Potlights by double entrance doors, smooth ceiling, hidden TV wires and wall plug for TV mount.*

ENSUITE BATHROOM

His & her vanities corner soaker tub with gooseneck faucet, frameless glass shower (with full-height mosaic tile surround, and mosaic tiled ceiling, potlight, bench seating), dual flush toilet, oversized stone tiled flooring, oversized baseboards and trim, windows with California shutters, potlights.

Builder upgrades: *Potlights, frameless glass shower, full height shower surround & ceiling tile, shower potlight, cement shower base.*

WALK-IN CLOSET

Large closet with hardwood floors, oversized baseboards and trim, flush-mount light, access to attic.

BEDROOM #2 (12' x 12')

Hardwood flooring, oversized baseboards and trim, flush-mount light, window with California shutters.

ENSUITE BATHROOM

Frameless glass shower (with full-height mosaic tile surround, and mosaic tiled ceiling, potlight, bench seating), dual flush toilet, vanity, washroom, tile flooring, oversized baseboards & trim, potlights.

Builder upgrades: *Potlights, frameless glass shower, ceiling tile, shower potlight, cement shower base.*

WALK-IN CLOSET

Hardwood floors, oversized baseboards and trim, flush-mount light.

BEDROOM #3 (11' 7" x 16' 11")

Hardwood flooring, oversized baseboards and trim, flush mount light, oversized windows with curved-head transom window, & window with California shutters.

Builder upgrades: *Smooth ceiling, hidden TV wires and wall plug for TV mount.*

SEMI-ENSUITE BATHROOM

Double-vanity, potlights, tiled flooring, oversized baseboards and trim, separate doored area with tub/shower (with full-height tiled surround and ceiling tile, chrome hardware), dual-flush toilet, window with California shutters.

Builder upgrades: *Potlights.*

WALK-IN CLOSET

Hardwood floors, oversized baseboards and trim, flush-mount light.

BEDROOM #4 (15' 7" x 11' 11")

Hardwood flooring, oversized baseboards and trim, window with California shutters, double closet.

Builder upgrades: *Smooth ceiling, hidden TV wires and wall plug for TV mount.*

SEMI-ENSUITE BATHROOM

Shared with bedroom #3. See description above.

LOWER LEVEL

Full sized basement, open-concept space (unfinished), rough-in bath, ready for your personal touch!!

EXTERIOR

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FRONT YARD

Stone exterior, black shingled roof, double-driveway, two-bay garage, front porch with black iron balustrade, exterior lighting.

Builder upgrades: *outlet for Xmas lights, upgraded garage door openers (for both garage door bays).*

BACKYARD

Oversized stone patio (brick pattern) with space for multiple seating areas – perfect for summer BBQs & entertaining! Grass area with tree, fully fenced lot, natural gas line for BBQ, exterior lighting and electrical outlet.

Builder upgrades: *Gas line for BBQ.*

Additional Builder Upgrade: Central Vacuum system