

53 THIRTY-SIXTH STREET

INTERIOR -MAIN FLOOR

Foyer

Built-in wall-unit for coats/shoes/hats, built-in display shelf, LED pot-lights, alarm keypad, coat closet with custom built-in organizer, oversized tile floor.

Powder Room (2-piece)

Custom vanity with stone countertop, Victoria+Albert vessel sink, modern satin brass faucet, satin brass hardware, dual- flush toilet, oversized floor tile, LED pot-lights, window.

Dining Room (Fits table 8-10)

Hardwood floor, LED pot-lights, satin brass chandelier, oversized windows.

Family room

Open concept room. Hardwood floor, gas fireplace integrated into floor-ceiling stone veneer focal wall flanked by 2 windows, LED pot-lights.

Kitchen

Open wooden shelves, white shaker cabinets (built-in pantry with pull-out shelves, turntable organizer & more), quartz counter-top with under-mounted & oversized sink (modern chrome Gooseneck faucet with pull-out spray nozzle), tile backsplash, premium Samsung gas oven, KitchenAid exhaust hood, Samsung side-by-side refrigerator, centre island with seating for 3 (Miele dishwasher, quartz countertop, storage cabinets, pendant light), LED pot-lights, window overlooking backyard, French door (with large side-lite) walkout to oversized & elevated deck.

SECOND FLOOR

Landing

Solid wooden staircase, skylight, wall sconce lighting, hardwood floor, linen closet with custom built-in organizer.

4-piece bathroom

Hexagonal marble floor tiles, vanity with white cabinetry & porcelain sink/countertop (with modern chrome faucet), dual-flush toilet, skylight, soaker tub/shower [with full height glass tile surround, Grohe showerhead (handheld/fixed)], chrome vanity light, LED pot-lights.

Master Bedroom

Hardwood floor, oversized windows overlooking backyard, LED pot-lights, raised electrical/cable outlets for tv mount.

Walk-in closet

Hardwood floor, custom built-in organizers for clothes/shoes, LED pot-lights.

4-piece en suite bathroom

Double vanity with porcelain countertop/sinks (modern chrome faucets), oversized frameless glass shower (with mosaic tile floor, oversized quartz wall tile, overhead chrome rain shower head and separate handheld shower head, & bench), oversized tile floor, wall sconce and LED pot-lights, dual-flush toilet, window.

Bedroom

Hardwood floors, double closet with custom built-in organizer, window, LED pot-lights.

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Bedroom

Hardwood floor, closet with custom built-in organizer, window, LED pot-lights.

LOWER LEVEL**Recreation Room**

Oversized tile floor, LED pot-lights, window, storage closet.

3-piece Bathroom

Shiplap feature wall, custom vanity with quartz countertop, vessel sink and modern black faucet, vanity light fixture, oversized shower (with mosaic tile floor, stone tile, frameless glass door, chrome shower head/handheld), dual-flush toilet.

Laundry/Storage Room

LG front-load washer and dryer, built-in cabinets, laminate countertop with integrated laundry basin (chrome Gooseneck faucet with handheld spray nozzle), brick pattern backsplash, built-in shelves and clothing rack, oversized tile floor.

HVAC Room/Extra storage

Oversized tile floor, built-in shelves, hi-efficiency Carrier furnace, electronic air cleaner, hot water tank, air exchanger.

Front

Hardy board exterior, accent lighting, asphalt shingle roof, interlocking brick walkway, elevated front porch, tongue and grove cedar porch ceiling with LED pot-lights, garden.

Back

Elevated deck with privacy shutters, interlocking stone patio, lawn area, custom garden shed, irrigation system.

