



98 Greenwich Avenue

Exterior Front

- Upgraded stone exterior w/ accents
- Black window trim
- Double garage and double driveway
- Covered front porch
- Ring security system and doorbell
- 40-year architectural shingles

Main Floor Upgrades

- Kitten White paint throughout
- Upgraded 10' ceilings
- California Knock-down ceiling
- Ultrasync app controls for heating, cooling, lighting, security, and front door lock
- Upgraded extended height, solid-core door w/ 4 hinges
- Upgraded door hardware
- Upgraded Moen faucets
- Polished porcelain in the foyer, kitchen, laundry, and pantry
- Upgraded oak flooring in dining and living room
- Flush B/I registers in Oak flooring
- Smart Film on all windows w/ wifi controlled switch
- Added accent walls
- B/I solid Maple floating shelves and desk
- Builder upgraded additional pot-lighting
- Stacked stone wall with gas fire place and TV conduit

Kitchen

- Wrap around kitchen cabinets
- Extended height uppers with Crown Moulding
- Quartz counters
- Marble Chevron backsplash
- Valence lighting
- Upgraded 7' island w/ pot/pan drawers and wine rack
- All cabinets have soft close
- Upgraded pendant lighting
- Custom, black, Kitchen Aid range hood
- 48" KitchenAid fridge w/ water and ice
- 36" KitchenAid convection oven w/ gas burners
- KitchenAid Dishwasher
- Pot filler
- B/I convection microwave
- Additional servery w/ bar fridge
- Additional pantry w/ upgraded glass door

Laundry and Powder Room

- LG front loaders
- Exhaust fan
- Upgraded Laundry sink and counter
- 2 piece powder room upgraded with floating vanity and tiled wall
- Upgraded the lighting and the mirror

Upper Level Upgrades

- Cali shutters throughout
- Upgraded Oak hardwood in hallways
- Flush B/I registers in Oak flooring
- Upgraded Oak staircase with iron spindles
- Feature wall with wood design in stairwell
- Extra large linen closet w/ storage

Primary and 5pc Ensuite

- Upgraded Oak hardwood flooring
- Flush B/I registers in Oak flooring
- Knights Armour colour on feature wall
- Pelican White paint
- Oversized custom closets w/ quartz top
- Walk-in shoe closet
- 5 pc ensuite with heated polished porcelain floors
- Corner tub and walk-in glass shower with upgraded tile, rain shower head and niche
- Double sink w/ quartz counters
- Makeup/dressing table with open shelving

3 Bedrooms

- Pelican White in bedrooms
- Berber carpeting
- Large windows for natural light
- Double door access to front balcony

4pc Bathroom

- Neutral tones
- Upgraded Moen faucet and shower head
- 12x12 ceramic tiling
- Tub/shower combo



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Basement

- Upgraded Oak wood stairs
- Rough in for bathroom
- 100 amp panel
- High efficiency furnace
- Rented HRV and Water Heater w/ Enercare
- Sump pump
- Cold room under the porch
- Back flow valve
- Egress window for potential bedroom

Double Garage

- 2x GDOs and remotes
- Slat walls w/ tire racks
- NewAge metal storage cabinets
- Bamboo work station
- Extra storage above

Backyard

- French door entry
- Fully fenced yard
- Backs on to green space and park
- Added cedars and privacy panels
- B/I gas fireplace
- Composite decking and stairs on 2 sides
- Privacy panel at BBQ w/ gas connection