



# 8 Poplar-4449 Milborough Line

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## Front Elevation

- Model: Palomino
- Manufacturer: General Coach
- Vinyl siding
- 28 ft composite deck, fully enclosed in glass and privacy panel
- Propane-fueled fire table
- Composite shed for extra storage
- 3 car concrete driveway

## Foyer

- Wide plank laminate flooring
- Neutral colour
- All glass storm door to allow for extra sunshine
- California shutters (2023)
- Pot lights
- Widened front foyer from original design
- Entrance to laundry room

## Kitchen

- Open concept/ eat-in kitchen
- Wide plank laminate flooring
- Neutral colour
- Pot Lights
- California shutters (2023)
- White, shaker-style, soft close cupboards with modern hardware and undermount lighting
- Loads of storage space with two easy-care counters
- Stainless steel propane stove
- Stainless steel built-in overhead microwave
- Stainless steel InstaView refrigerator
- Stainless steel dishwasher
- 10ft island with with extra seating and undermount sink
- Pendant lighting

## Living Room

- Open concept
- Neutral colour
- Wide plank laminate flooring
- Pot lights
- California shutters (2023)
- Custom built-in shelving
- Feature wall with electric fireplace

## Primary Bedroom

- Neutral colour
- Wide plank laminate flooring
- Fits larger furniture
- Pot lights
- Ceiling fan
- California shutters (2023)
- 2 large built-in closets with built in shelving, mirrored doors and lighting
- Access to 4pc ensuite

## Ensuite - 4Pc

- Neutral colour
- Wide plank laminate flooring
- California shutters (2023)
- Sun tunnel in bathroom ceiling
- White cabinetry with modern hardware
- Handheld shower head
- Easy care countertop with undermount sink
- All glass medicine cabinet with extra shelving

## Bedroom No. 2

- Neutral colour
- Wide plank laminate flooring
- Ceiling fan
- Pot lights
- California shutters (2023)
- Built in closet with shelving, sliding glass mirrors and lighting

## Office/Den/3rd Bedroom

- Neutral colour
- Wide plank laminate flooring
- Pot lights
- California shutters (2023)

## Bathroom - 3Pc

- Neutral colour
- Wide plank laminate flooring
- All glass shower with built in seating/railings
- Sun tunnel in bathroom ceiling
- White cabinetry with modern hardware
- Handheld shower head
- Easy care countertop with undermount sink
- All glass medicine cabinet with extra shelving



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## Laundry / Utility

- Neutral colour
- Wide plank laminate flooring
- California shutters (2023)
- Stainless steel washer & dryer
- Second stainless steel refrigerator
- Extra storage/ closet

## Exterior / Other

- Generator: Generac (approx 12K w/installation)
- Crawl space - large area under home for additional storage
- Front yard fully landscaped with stunning Rose of Sharon
- Water on demand - owned
- 2 Primemax propane tanks - rental
- Built-in air exchanger
- Gated community with access code changed monthly