



"Making *realty*
dreams a *reality*"



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504 Breccia Heights - Upgrades & Features

Elevation	Upgrade exterior to Elevation R5
1st Floor	Hardwood flooring in Dining, Living rooms and hallway Upgrade ceramic tile to 17.7" X 17.7" in kitchen, powder room and foyer Extended Family room Added pot lights & build in ceiling speakers
Kitchen	Butler's pantry option to connect Kitchen and Dining Room Upgrade kitchen cabinetry with Deslaurier Cabinets Enlarged overhang quartz countertop and Blanco Silgranit kitchen sink Build-in wall oven/microwave with High End Kitchenaid Stainless Steel appliances 36" Monogram gas cooktop, build in wine cellar in Butler's pantry and additional cabinetry Floor sweep central vac system in kitchen
Other Interior	Upgrade railing, spindles and posts Custom Levolor roller shades



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2nd floor Extended Master bedroom

Upgrade to Northshore berber carpet on main stair and 2nd floor all bedrooms

Modified to 6-piece ensuite with bidet toilet, enlarged 60" glass shower, and double sinks

Quartz countertops, vanity cabinets from Deslaurier Cabinets for all bathrooms

Basement Fully finished basement with rec room, bedroom, bathroom

Upgraded berber carpets

Build in speakers and Plumbing rough-in for future wet bar in basement

Exterior Fully landscape and widened driveway

PVC fenced backyard

Wooden deck & stone patio

Shed and synthetic grass

Ready gas line for BBQ

2 Japanese maple, 2 Hydrangeas, 2 Levander, a Mulberry weeping tree, a Dwarf Lilac tree, and a Korean Lilac tree.

Others Centre Air Condition, HRV

S/1 19 gallon flow-thru Humidifier

Alarm system and Centre Vacuum