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dreams a *reality*”



## 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