



## 3376 Ryder Hesjedal Upgrades & Features

### **Cabinetry**

*Kitchen, Bathroom, and Throughout the Home*

- Upgraded cabinetry extends to the ceiling for enhanced storage and aesthetic appeal
- Microwave tower with a built-in microwave provides deep storage
- Extra-wide pots and pans deep drawers (four) for accessible storage
- Pull-out garbage cabinet for convenience and cleaner kitchen organization
- Extra-wide kitchen island with wine rack, shelving, and cabinetry spans the entire front of the island for additional storage and display options
- Custom cabinetry upgrades in all bathrooms, including the basement
- Ensuite bathroom features an additional bank of drawers and a second sink for added functionality
- Upgraded matte black cabinet handles across the home for a sleek, cohesive look

### **Countertops & Tile Work**

- Premium Silestone Quartz countertops throughout the home, including the basement
- Full-height wall tile behind the chimney hood/fan for a modern, clean finish
- All showers and tub/shower units have been upgraded with custom tiling for a spa-like feel
- Spacious powder bathroom with Granite counter top

### **Plumbing**

*Kitchen & Ensuite*

- Upgraded pot filler and matte black Delta faucet with detachable sprayer

### *Primary Ensuite*

- Glass shower features a matte black Delta rain shower head and a separate shower wand/controller
- Glass shower matte black handle and hinges for seamless design integration
- Glass shower upgraded shower pan features a covered drain
- Deep Roman Tub includes consistent matte black Delta plumbing fixtures with a separate sprayer, for luxurious relaxation

### *Throughout the Home*

- Matte black Delta plumbing fixtures, including towel bars and shower curtain rods, for a contemporary touch.

### **Electrical**

- Additional pot lighting upgrades are provided throughout the home, including in the kitchen, living room, dining room, basement family room, and hallways
- Dimmer switches are featured in the dining room, primary bedroom, great room, and basement family room for customizable lighting ambiance

### **Basement**

- The builder professionally finished the seamlessly integrated basement. The basement includes upgraded plumbing and a fully tiled bathroom with a Silestone countertop

## **Finishing Touches**

### *Entryway*

- Upgraded wood spindles are featured on the entry railing, for a grand first impression

### *Laundry*

- The second-floor laundry area is finished with a countertop, tile backsplash, and full-width wire shelf, for practicality and style
- Additional laundry hookups were added in the basement

### *Throughout*

- Matte black lever door handles and hinges provide a modern, cohesive look across all doors

## **Mechanical Systems**

- Full heat pump system is provided in addition to the existing gas furnace, offering efficient heating and cooling year-round
- HRV air system integrates with the HVAC system for a fresh, clean home

## **Solar-Ready**

- Home is equipped with a built-in chase and reinforced roof area for future solar panel installation

## **Appliances**

- All appliances are under warranty until August 17, 2025, offering peace of mind for the new owners

## **Exterior & Landscaping**

- Upgraded concrete patio with textured finish for outdoor living. The main floor looks out onto the rear yard at the same level, for ease of indoor-outdoor living
- Extra-height fencing was extended to the rear of the property for enhanced privacy
- Fully re-landscaped front and rear yards, replacing builder-grade landscaping with thousands of dollars of plants, trees, soil, and cedar mulch
- Additional rear irrigation system, in addition to the front irrigation, provides four zones of coverage, yielding effortless lawn and garden care. A programmable electronic control system further customizes the system
- Beautiful rock wall with upgraded final finishing for an appealing backyard ambiance
- Gas barbeque hookup for outdoor entertaining
- Laned double car garage upgrade, a significant addition for homeowners providing enhanced parking and storage needs
- Double car garage includes a garage door opener, two remote openers, and three coach lights

## **Additional Features**

- The area to the side of the garage offers flexibility for a future children's play structure, raised garden beds, a fire pit area, or extra parking/storage for a vehicle, boat, or trailer

\*All notes above are for information purposes only and not to be relied upon. All information should be verified if deemed important.