



## 786 St. Patrick Street Features & Highlights

### Property Highlights

- Brand new three story, 4 Bedroom, 4 Bathroom construction in a highly desirable location
- Steps from McNeil Bay Beach, Monterey Middle School & SMUS Junior School
- Three spacious, self-contained luxury units
- Private entrances for each unit

### Outdoor & Curb Appeal

- Craftsman-style roof with a neutral colour palette designed to blend beautifully with the charm of the neighbourhood
- High-end exterior with white board-and-batten siding. Modern warm, grey-toned shingle accents.
- White framed windows and doors for classic curb appeal
- Sleek black rectangular outdoor sconces with candle-style design
- Landscaped front yards with tasteful, low-maintenance bushes
- Private paved driveway plus dedicated garage parking for each unit

### Indoor Features (for each unit)

- Engineered hardwood flooring throughout
- Contemporary timeless kitchen design with modern shaker-style cabinetry
- Veined Quartz countertops and backsplash, with an optional upgrade to marble
- High-end panel-ready fridge and premium stainless steel appliance package
- Brizo plumbing fixtures in the kitchen
- Built-in pot filler for added convenience
- Designer lighting fixtures with gold and brass accents, including selections from Visual Comfort, Savoy House and others
- Spacious bedrooms with generous closet space featuring custom built-in hanging systems and storage drawers
- Elegant bathrooms with high-end tilework and premium Brizo plumbing fixtures throughout every bathroom
- Curbless showers with rain head features for a spa-like experience
- Dedicated laundry room with Washer, Dryer and cabinetry for extra storage

### Energy & Build Quality Features

- Energy-efficient modern construction
- Tankless water heating with water-on-demand for lower utility costs
- Heat Pump system for efficient heating and cooling (A/C)
- In-floor heating in select areas
- Built-in sound system
- Solar-ready infrastructure for future panel installation
- EV charging station for modern convenience
- High-quality roof with 30+ year architectural shingles
- Double-glazed low-E windows for improved insulation

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