

19 Elmway Court – List of Upgrades

Garage

Garage door opener + my Q remote control (app)
11' ceilings
Central vac 7 access points (Unit in the garage)

Office

Waffle ceilings
LED pot lights

Entry and Mud Room

Multiple storage closets
Main floor 10'
Second floor 9'
Basement floor 9'

Living / Dining

Waffle ceiling in both dining and family room
Open concept with minimal obstruction
Nest thermostat
Double Electrical fire place
LED pot lights

Kitchen

Custom designed, Irpina Transitional kitchen in Irpina's catalog

Quartz countertop

Custom cabinetry

Slide out pantry drawers

Corner peanuts hardware

Above oven cupboard with pan storage

Appliance garage

Pantry drawers and knife organizers

Full THERMADOR upgraded appliance package

Fridges 30' with kitchen panels

Freezer 30' with kitchen panels

Stainless steel double oven

6 burner stainless steel gas Cooktop

36' hood

Sharp stainless steel sliding drawer microwave

Island prep sink + Insinuator

Island outlets for appliances

Walk out to deck and stairs to back yard

Natural gas outlet for BBQ on deck

LED pot lights

Master Bedroom

9' ceiling with Decorative bulkhead

12 Dimmable LED's

Wi-Fi port

Master Bathroom

LED above bathtub and Makeup area

Makeup corner rough-ins

Big standup glass walls shower

Bidet

Double sink

Laundry Room (2nd floor)

Linen closet
Whirlpool duet
Drain in floor
Flood sensor and main shut off in all water sources
Arched and Cathedral ceiling in room 1 and 2

Basement

Dugout for 9' tall ceiling when complete
Additional approx. 1500sq/ft livable space
Walk up
Fully designed with permit for 2 bedroom suite
Rough-ins for 2 full bathrooms and a second kitchen
Ethernet cable management and patch panel in the basement
Rented tankless water heater (\$45/mo + HST)
Additional home Automation
Cat5 outlets throughout the house and each TV location
Additional 10 CAT5 wires in attic for future needs
Main conduits to basement for future electrical needs
August door bell (app)
Connect2Go alarm remote control and app
32 zones alarm + cell backup + private monitoring.
Automatic Main shutoff in the event of a flood in bathrooms or basement
Kēvo door look + global remote control (can be opened from anywhere in the world)(app)
Irrigation automation
70 5000k pot lights throughout the house
Oak engineered flooring 7.25 wide, throughout the house (No carpet)
Juliette veranda