

211 Smallwood Circle

Features and Upgrades

- Smart home ready
 - with hub (not provided) connection ready for 2 controlling Nest thermostats, lightings, Sub-zero fridge
 - Ethernet connection in Living rm, Breakfast area, Master bedroom, Den, 2nd and 3rd Bedrooms
- Flooring for Main Floor, Master Bedroom Level and Stairs Landing
 - Hardwood, Northern Solid Sawn Collection - White Oak Pre-finished, 5" Sculpted UV Oil, Stained
- Lighting
 - LED lights through
 - Pot lights on Main and Master Bedroom Level
 - Lighting fixtures for Entrance foyer, Dining and Kitchen Island light
- Interior Lever Door Hardware and matching hinges, Milan, Black Finish
- Spacious Elevator with Wood Finish panels and Hardwood flooring
 - Large enough to fit a wheelchair user + 1 person
- Master Ensuite
 - Upgraded Glass Shower
 - Extended double-sink vanity
 - Marble flooring
- 2nd Bedroom Ensuite
 - Full Glass Shower
- Kitchen
 - Scavolini Kitchen Cabinets and Pantry Wall Unit upgraded to 9ft overall height main run,
 - Collection upgrades - style, material choice and thickness,
 - Center Island upgraded with extra storage
 - All lower cabinets upgraded to drawers
 - 1 double and 3 single Pull-out stainless steel baskets installed in deep pantry cabinets,
 - Panelled Sub-zero fridge (w/ extended warranty)
 - Wolf gas range with wok ring (w/ extended warranty)
 - Brand new Samsung Dishwasher (w/ extended warranty)
 - Built-in High powered Italian made Sirius 900 CFM Hood
 - Counter Top Water-filter ready – pipeline connection for installation of water-filter system (not provided) between boiler room to kitchen counter top is in place
- AquaMaster AMS950 High Efficiency Water Softener and Chlorine-Removal System, all-in-one installed
- Full size Whirlpool Washer and Dryer (w/ extended warranty)
- Window covering
 - Zebra shades for all windows
- Low maintenance Backyard
 - modern European backyard design with high-end light beige stone with linear stone planter box
 - cedar fences
- 2 Furnaces and 2 Air-conditioners with separate Nest thermostat controller for efficient heating/cooling
 - one serving Lower 2 levels and the second for 2 Bedroom Levels
- Low Monthly Service Fee
 - Snow removal for street, pedestrian walkway, private driveway, front stairs and main entrance landing
 - Common landscape and front yard landscape