

23 Valley Vista Drive

List of Upgrades:

Common to all floors:

- Upgraded designer light fixtures throughout house, including: kitchen, dining room, main entrance, master bedroom. **Exclusion: chandelier in child's room**
- Benjamin Moore designer paint colours
- Crown molding throughout entire first floor, second floor hallway and master bedroom & master bath
- 9-foot ceilings on main and second floors
- Dark hardwood flooring on main floor dining room, family room, and entire second floor
- All-wood staircase with wrought iron pickets

Main floor:

- Abundance of pot lights in kitchen and family room
- Double door entry with wrought iron glass inserts
- Large ceramic floor tiles
- Coffered ceiling in dining room
- Large chef's kitchen including the following features:
- Granite counter-tops and upgraded mosaic glass-tile backsplash
- Undermount lighting with valance moulding
- Large granite center island with functional cabinets built under
- KitchenAid appliances (dishwasher, fridge and gas-stove)
- Custom stone wall with fireplace and built-in shelves in family room

Walk-out Basement:

- Finished basement
- loaded with pot lights
- stone-wall fireplace & shelving
- abundance of storage designed into floorplan of basement
- modern laminate flooring

Garage:

- large built-in storage shelf, designed to accommodate the parking of 2 cars in garage
- Double door garage opener

Exterior:

- **Front:**
- interlocking extending down the sides of the driveway
- Interlocking of front steps
- **Backyard/perimeter of house:**
- Dual entry points into backyard (gate on either side of house)
- Stone steps descending to backyard (on one side of house)
- Gravel landscaping along other side
- Patio interlocking and landscaping (cedars)
- Stone-siting wall with lights
- Upgraded wooden deck with privacy shutters, glass walls and aluminum railings
- o Gas line for bbq available
- o Built-in storage under deck
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Inclusions/Exclusions:

- Appliances: washer, dryer, kitchen appliances
- All light fixtures (except chandelier in child's room)
- All window coverings
- CVAC
- Garage door openers