

## 302 Ilan Ramon List of Upgrades

Professionally decorated by two different designers

Wainscoting throughout foyer, hallways, living/dining room, upstairs hallway

Wrought iron pickets on all stairs

Main floor office with custom built in cabinetry, built in desk with two work stations and matte black granite top. Grass cloth wallpaper feature wall.

Kitchen has upgraded maple cabinetry with extensive pantry, huge island, granite countertops, under cabinet lighting, designer backsplash. Electrolux ceramic glasstop range with oven drawer, LG French door fridge, Bosch dishwasher, Samsung above range microwave.

LG front load washer and dryer

Frigidaire stand up freezer in basement. Whirlpool stand up single fridge in garage.

A/C, humidifier, CVAC and accessories

Silhouette blinds on main floor, shutters on second floor

Family room has wall of custom built-ins and linear electric fireplace. Designer drapery.

Plaster crown molding throughout main floor, upstairs hallway and master bedroom.

All bathrooms have quartz countertops

Hardwood throughout all bedrooms and main floor except kitchen

All second floor bedrooms have professional built-in closets including an awesome master closet.

4 bedrooms upstairs and 1 bedroom on walkout basement level

Master bedroom dimmable pot lights with remote, custom drapery, wallpaper feature wall

Designer lighting throughout

Interlock feature at front of the house including walkway and stairs and a stone planter box. Backyard has large interlock patio, including a section with shaded protection underneath the second storey wood deck. Backyard landscaping with gorgeous, mature trees.

large 2nd storey wood deck off the kitchen

3 above ground floors, fully finished. 9ft ceilings on main and second floor. 8ft ceilings on lower level. Unfinished basement with 9ft ceilings.

2 car garage with automatic garage door openers