

## **57 Greenbrier Ridge – Upgrades, Extras and Accolades**

### **Exterior Upgrades and Extras**

- Brick - Modular-sized tumbled brick imported from General Shale from their Denver, Colorado plant.
- The brick was installed with soffit corbel accents flanking the two predominant gables and a “zero soffit” detail on the two front gables.
- Roof – Two 14:12 roof pitches showcase the front two predominant gables that also feature metal
- standing seam awnings on custom white pine awning supports.
- 8x8 custom-stained white pine posts support all the exterior covered patios
- A 12’ x 38’-6” full-length rear covered patio with a concrete slab below provides an amazing outdoor space for cooking, dining, or relaxing.
- A concrete walkway wraps around the side of the house and ends at a 13’ x 13’ concrete pad leading to the side door covering the patio area.
- You find a covered patio with a concrete slab below at the side door, providing perfect access directly to the mudroom and powder room.
- A rear third-car garage door provides access to the exterior when working on projects or spending time in the garage.
- A 10x12 shed finished to match the exterior finishes features 9’ interior ceilings. It's perfect for a future pool house and helps to create privacy for future neighbours.
- Five oversized trees were installed along the back and side of the backyard to help create privacy. The “Autumn Blaze” maple trees are fast-growing trees that will mature to a mature height of 40-50ft tall and 30-40ft wide, providing ample privacy for years to come.
- A sand point well is located in the basement mechanical area and is connected to the two rear exterior hose bibs and the irrigation system. A third hose bib in the garage supplies softened water, which is excellent for washing the car. The irrigation system is controlled by a wifi enabled controller located in the basement for ease of operation regardless of your location. Water your lawn while you’re away on vacation!

## **Kitchen Upgrades and Extras**

This kitchen was the runner-up for the best new kitchen in a home over \$1m at the London Home Builders Association and is now featured by Hanstone Quartz, Sloan Stone Design and Casey's Kitchens on various advertisements.

The kitchen was expanded from previous models to accommodate the oversized island, beverage station, and family organizer drawers.

Other kitchen features include:

- Built-in Jennair side-by-side fridge/freezer and built-in dishwasher
- 36" Jennair gas range
- 3x Appliance garages
- Upgraded quartz on all countertops and backsplashes
- Organization station with 5x family organizer drawers
- Bar sink with reverse osmosis drinking water
- Custom drywall hood vent

## **Finished Basement Features**

- 9' ceiling height throughout the basement creates a large space that doesn't feel like a basement.
- The whole family can use an ample family entertainment space, a three-piece washroom, and a gym with a sauna and change room. Other features include rubber gym flooring, full-length gym mirrors, custom glass and tile shower, and upgraded quartz.

## **Living Room Fireplace**

- 36" arched top Town and Country natural gas fireplace. Offering one of the most realistic flames and log sets you can buy! The fireplace is surrounded by Huron Gold Ashlar stone, a custom maple mantel and arch-top built-in nooks with shelves and storage cabinets.

## **Additional Built-In Millwork**

- The Mudroom features Custom built-in cubby storage with white pine bench seating and natural slate flooring installed in a herringbone pattern. Each cubby was specifically designed to give every family member a concealed storage space for all of their things.
- The Office features a double-sided T-shaped desk that the whole family can use. Great for a work-from-home office that works well as a family planning and scheduling space or a homework centre.

## **Other Upgrades and Extras**

- An ash wood staircase has a piano finish and oversized newel posts.
- A recirculating hot water line was installed, running on a timer with a “hot button” installed in the primary ensuite millwork. This gives you hot water on demand without running the taps.
- The primary ensuite bathroom has heated ceramic tile flooring, a custom open-concept shower, and a TV to help you find time to catch up on your favourite show.
- Wall mouldings throughout the house help to accent feature wall paint in multiple rooms and provide an elegant touch throughout the entire house.

### **Soundproofing**

- Sound batt insulation has explicitly been placed throughout the house including basement ceilings, gym walls, main floor ceilings, bedroom walls and laundry room walls.
- Attention to detail has been used to add sound board return air vents.
- All bedroom and gym doors were made of solid core to help lock in (or out) the sound.
- You can entertain on the main floor while your children sleep soundly or have an evening workout without disturbing the family.