

# INNER CITY INFILLS

## 2011 7 AVENUE SE: FEATURES + SELECTIONS

FEATURES	MAIN FLOOR
<ul style="list-style-type: none"><li>• 2-Storey Detached Infill by Moon Homes</li><li>• Over 3,160 Sq Ft of Developed Living Space (2,169 Sq Ft Above Grade)</li><li>• South Backyard Exposure</li><li>• Front &amp; Rear Oversized Concrete Patios</li><li>• Across from Green Space &amp; Bow River</li><li>• Double Detached Garage w/ Glass Panel Door &amp; Multiple Windows</li><li>• 4 Bedrooms (3 Up/1 Down)</li><li>• Oversized Tilt &amp; Turn Windows Throughout</li><li>• Main Floor Office w/ 8-ft Glass Wall</li><li>• Multiple Feature Walls Throughout</li><li>• Floor-to-Ceiling Glass Stairwell Wall w/ Open-Riser 3-ft Wide Stairs</li><li>• Fully Developed Basement with Flex Space, Wet Bar, and Fourth Bedroom</li><li>• Wide-Plank Engineered Hardwood Flooring on All Upper Levels and Cut Pile Carpet on Lower Level</li><li>• High Profile Casings and Trim Throughout</li><li>• Upgraded Designer Lighting Package</li><li>• Extensive Built-Ins &amp; Millwork Throughout</li><li>• Panel Molding Throughout Home</li><li>• Motion Activated Lighting Throughout</li></ul>	<ul style="list-style-type: none"><li>• 11-ft Painted Ceilings</li><li>• Front Entrance with Built-In Bench w/ Shiplap Wall, Hooks, Upper/Lower Cabinets, &amp; Ceiling-Height Built-In Coat Closet</li><li>• Main Floor Home Office w/ 8-ft Glass Wall</li><li>• Central Kitchen w/ Quartz Countertops, Ceiling-Height Shaker-Style Cabinetry w/ White Oak Decorative Niches, Under Cabinet LED Lighting, Pull-Out Spice Racks, &amp; Pantry</li><li>• Professional Series Stainless Steel Jennair Appliance Package w/ Gas Cook Top, French Door Fridge, Built-In Dishwasher, and Built-In Oven &amp; Microwave, &amp; Custom Hood Fan</li><li>• Oversized Central Island w/ Waterfall Edge, Lower Table Extension, &amp; Pull-Out Garbage &amp; Recycling Drawers</li><li>• Formal Dining Room w/ Custom Feature Wall &amp; Built-In Millwork</li><li>• Open-Concept Living Room with Gas Fireplace, Full-Height Brick Surround, Open Display Shelves, Lower Cabinets, LED Lighting, &amp; 10-ft Tilt &amp; Slide Glass Patio Door</li><li>• Powder Room w/ Full Height Mirror w/ Motion Activated LED Lighting &amp; Skirt Lighting</li></ul>

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UPPER FLOOR	BASEMENT
<ul style="list-style-type: none"><li>• 10-ft Painted Ceilings</li><li>• Primary Quarters with Oversized Arched Windows w/ River Views, Dual Pendant Lights w/ Individual Controls, Walk-In Closet w/ Extensive Built-Ins</li><li>• Private 5-pc Ensuite w/ Heated Tile Flooring, Dual Undermount Sinks, Quartz Countertop, Free-Standing Soaker Tub, Oversized Steam Shower with Glass Door, Body Jets, &amp; Full-Height Tile Detailing</li><li>• Bedroom #2 with Walk-In Closet &amp; 3-pc Ensuite with Walk-In Shower w/ Tile Surround</li><li>• Bedroom #3 with Built-In Closet w/ Custom Millwork &amp; 3-pc Ensuite w/ Walk-In Shower w/ Tile Surround</li><li>• Laundry Room w/ Tile Floors, Quartz Countertop, Tile Backsplash, Upper/Lower Cabinetry, Sink, &amp; Large Linen Closet</li></ul>	<ul style="list-style-type: none"><li>• 9-ft Painted Ceilings</li><li>• Expansive Recreation Room with Built-In Media Centre w/ Open Shelves &amp; Cabinets</li><li>• Full Wet Bar with Under Cabinet LED Lighting, Quartz Countertop, Upper &amp; Lower Cabinetry, Tile Backsplash, Beverage Fridge, &amp; Prep Sink</li><li>• Roughed-In Radiant In-Floor Heating</li><li>• Dedicated Wine Cellar w/ Black Tile Floor &amp; Backsplash w/ Built-In Storage &amp; LED Lighting</li><li>• Spacious Flex Space w/ 8-ft Glass Wall</li><li>• Fourth Bedroom w/ Large Built-In Closet &amp; Built-In Desk</li><li>• Full 4-pc Bathroom w/ Quartz Countertop, Undermount Sink, Tile Flooring, Tub/Shower Combo w/ Full-Height Tile Surround, &amp; Motion Activated LED Lighting</li></ul>

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HOME SERVICES	EXTERIOR
<ul style="list-style-type: none"><li>• High-Efficiency Furnace with Humidifier</li><li>• Tankless Hot Water System</li><li>• Built-In Ceiling Speakers on All Three Levels</li><li>• Roughed-In Central Vacuum System &amp; Central Air Conditioning</li><li>• Roughed-In Security System w/ Smart Home Capability</li><li>• Smart Home Remote App Controls for Lights &amp; Heating System</li></ul>	<ul style="list-style-type: none"><li>• Full Brick Exterior</li><li>• Large Brushed Concrete Front &amp; Rear Patios</li><li>• Brushed Concrete Walks</li><li>• Pressure Treated Fences w/ Two Gates to Front Yard &amp; Back Lane</li><li>• Landscaping Package with Sod &amp; Tree</li></ul>

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