

392 Quebec Avenue

4 Bedrooms

4 Full Bathrooms

1 Half Bath

Lot size:

25' X 160'

Parking (2 cars):

- **1 car built in garage**
- **1 car on driveway**

OUTSIDE:

- Brick and metal exterior
- Single car driveway flanked on one side with lights set to timer
- Steel garage door
- Solid stained mahogany front door
- Grass front yard with garden landscaping
- Rear patio
- Large open grass backyard beyond patio
- Gas hookup at rear main floor patio for bbq
- Gas line extends into backyard
 - great for any future fire pits
- Underground electrical ready in backyard
- Flat torched roof
- Aluminum gutters and downspouts

MAIN FLOOR:

- Large foyer with marble flooring and oversized coat closet
- Chef's kitchen complete with fluted glass details, dovetailed drawers, marble countertops, appliance garage, plaster range hood, Blanco sink and the following appliances:
 - Fisher & Paykel paneled built-in fridge
 - Bosch paneled built-in dishwasher
 - 36" KitchenAid commercial grade gas range
 - Sharp top-loading drawer microwave
- Living room features custom precast fireplace mantle with 42" gas Marquis fireplace
- Dining space
- Large sliding patio doors leading to backyard
- Built-in single car garage with EV rough-in
- Interior garage access
- 2 pc powder room
- Stunning archways

Architecture by: Contempo Studio
Interior Design by: Niki Micevic Interiors

SECOND FLOOR:

- Double doors leading to the peaceful primary suite which features sliding doors to a relaxing patio, walk-in closet, serene ensuite 5 pc bathroom which includes: free standing tub, double sinks, custom solid white oak vanity, porcelain countertop, walk-in shower, toilet nook, and natural stone floors
- Two additional bedrooms - One features a walk-in closet and the other has generous closet space
- 4 pc bathroom with terrazzo tile flooring, custom solid white oak vanity, porcelain countertop
- Linen closet
- Laundry room with sink and custom cabinetry, porcelain countertop, LG washer/dryer

THIRD FLOOR:

- Fourth bedroom/office
- 3 pc bathroom, solid wood vanity with quartz countertop
- Lounge area with rough-ins for wet bar (design and quote for bar available upon request)
- Large west facing patio

BASEMENT

- 3 pc bathroom with Brazilian slate tile floors
- Gym with commercial grade rubber flooring
- Open recreation space with wool carpet
- Under stairs storage room
- Utility room
- Walk-up to backyard

GENERAL:

- Ceilings heights: 10' on main, 9' on all other floors
- Rogers/Bell roughed-in for internet/cable
- In-line fibreglass windows
- High velocity heating and cooling system with humidifier (zoned, each floor has it's own thermostat)
- Heated tile floors in all bathrooms, foyer, mudroom and laundry room
- Engineered hardwood on main, second and third floors (chevron pattern on third floor)
- Solid white oak stairs and handrails with metal spindles and posts
- Poplar trim and solid core 2 panel shaker interior doors
- Aria tile floor and drywall vents
- Sound-proofing insulation in powder room and laundry room
- Primary suite & third floor patio are finished in Trex Duradek
- Hose bib in Garage, third floor patio and backyard
- All light fixtures and bathroom mirrors included
- Telus/ADT at door alarm system
- 200AMP electrical panel
- Tankless on demand hot water system
- Garage door remote
- LED potlights throughout the home
- Zellige handmade ceramic tile in primary ensuite shower, second floor bathroom walls and basement bathroom walls
- NEST doorbell and NEST camera at rear
- Kasa Smart Switches for exterior rear, front sconce and pot lights
- New construction, not a renovation
Build completed in June 2023