

LANEWAY SUITE

EXTERIOR

- Main private egress from Laneway
- Enter from laneway four buildings south of home
- Small Car Parking pad with partial cantilevered roof protection
- Pot lighting
- Private entrance

LEVEL ONE

2.08 m x 2.69 m

- Breakfast bar
- Individually controlled combination heat pump/AC
- Exposed beams
- Pot lights
- Open to kitchen

KITCHEN

3 m x 2.82 m

- Quartz counter with bevel edge and return to backsplash
- Window above large stainless steel sink
- Pull out pantry
- Double sided storage
- Frigidaire integrated microwave hood, vented outside
- Frigidaire compact electric range, brand new
- Frigidaire tall fridge
- Frigidaire stainless steel compact dishwasher
- En suite Laundry/storage/pantry w stacked Samsung washer dryer/HRV

LIVING ROOM

2.08 m x 3.1 m

- Massive bifold patio door by Aluprof - turn and push.
- Engineered flooring
- TV receptacle

Egress to upstairs

Separate fire exit

Extra deep closet w hot water tank in rear

Powder room, two piece, mini vanity and elongated toilet, mirror and all fixtures

LEVEL TWO

- Landing overlooking Oak stairs, modern railings and walk out to West facing balcony

WASHROOM

1.84m x 2.11 m

- Elongated toilet
- Large vanity sink with mirror
- Transom window
- Fan connected to HRV
- 3 ft.² shower stall with bifold glass door, light, rain shower head, oversize tile

SECOND BEDROOM

3.02 m x 2.87 m

- Floor to ceiling windows with pivot/swivel full size window.
- Individually controlled heat pump/AC
- Engineer floors
- Pot lights
- Eastern exposure

FIRST BEDROOM

3.03 m x 62 m

- Pot lights
- Floor to ceiling windows w walkout to balcony
- Individually controlled heat pump/AC
- Balcony w metal mesh privacy rails, wood decking, ultra-silent condenser mounted on shock absorbers w privacy gate