

# ***Presenting 1112 Brightoncrest Green SE***

- Morrison Built Home, 12-Time Builder of the Year Award Recipient.
- Air conditioning unit supplies main and second floor with cooling during summer heat.
- Over two feet of blown-in insulation in attic creating energy efficiency and savings.
- Nest thermostat control for main and upper floors.
- Stainless steel kitchen appliances throughout.
- Interior Designer selected wide plank engineered laminate, carpet, and ceramic tile throughout entire house.
- Interior Designer selected custom window coverings.
- Upgraded flow through closet organization units.
- Upgraded door headers and added pocket doors for space utilization creating ease of moving throughout.
- TV mounting structure package and cable management raceway behind drywall above both fireplaces.
- Oversized 120 litre hot water tank.
- Handyman's dream garage boasting 23 feet and 4 inches x 20 feet of space complete with a floor drain, hot and cold water taps, spacious ceiling height for storage and natural gas line ready for a quick-connection install.
- Roughed in central vacuum system throughout entire house, garage cannister connection for noise limitation.
- Soffit electrical plug-ins for Christmas lights and interior light switch in foyer closet to turn lights on/off during cold winter evenings.
- Fenced backyard with grass, stone pathway, concrete patio and natural gas quick-connect adapter for natural gas appliances.

## **Main Floor Key Features**

- 9 foot ceilings on main floor.
- Open floor plan includes spacious kitchen with island and breakfast bar, dining room and living room area.
- Upgraded kitchen cabinets, full height with added shelf space for additional storage.
- Granite countertops with undermount sinks and garburator in upgraded Blanco kitchen sink.
- Walk through pantry with tons of storage.
- Upgraded water saving toilet and ceiling height mirror in half bathroom.
- Gas fire place with layered stone facing and upgraded wood mantle.

## **Upper Floor Key Features**

- 8 foot ceilings on upper floor.
- Spacious master closet boasting over 55 square feet of available storage.
- Opening window in master ensuite.
- Enormous upgraded 15 square foot shower with privacy screen on 7 foot glass wall.
- Upgraded water saving toilets.
- Granite countertops with undermount sinks.
- Gas fire place with layered stone facing and upgraded wood mantle in bonus room.
- Ceramic tiles up to ceiling in bathtub and shower.

## **Basement Key Features**

- Fully finished basement perfect for additional living space, nanny, or in-laws.
- 9 foot ceilings with insulation between main floor and basement ceiling for sound retardant.
- Enormous windows offering emergency exiting capability.
- Large bedroom with walk in closet.
- Upgraded kitchen area cabinets with added shelf space for additional storage.
- Includes fridge, stove, over the range microwave, dishwasher, washer, dryer.
- Full 4 piece bathroom.
- Separate furnace from upstairs with its own controls.
- Separate entrance (the only common area) with concrete sidewalk leading to entrance.