



Feature Sheet for 2273 130 Street

Lot size: 16,800 SF

Living space: 4,984 SF

Garage: 711 SF

- Coastal home with elements of natural wood, stone, sweeping arches, custom millwork, and upscale finishing
- 2-storey house with a 3-car garage
- Quiet neighborhood
- Open concept plan
- Home designed to maximize natural light with numerous large windows throughout
- Ceiling heights: Main (10 ft), Upper floor (9 ft)
- Garden is fully landscaped with a covered terrace complete with an outdoor kitchen
- Formal living room, dining room and den
- One gas fireplace and two electric fireplaces
- Spacious chef's kitchen boasts warm wood finishes, stone countertops, and a large island complete with a Wolf range, paneled fridge/freezer combination, dishwasher, and microwave
- Prep (secondary) kitchen with Fisher Paykel professional gas range and additional dishwasher
- Two powder rooms on main floor, one with shower
- Sprawling laundry/mudroom with geometric tile
- Impressive double height great room featuring a one-of-a kind fireplace
- Flex room perfect for at-home workouts or as a guest room
- Generous recreation room complete with wet bar, banquette seating and projection screen
- Master bedroom boasts warm fireplace with spa like ensuite and large walk-in closet
- 4 bedrooms on upper floor each with their own private bathroom suites
- Engineered hardwood throughout
- Radiant floor heating and air conditioning
- Home audio system
- Security system with alarm and cameras
- High end lighting and plumbing fixtures
- Built-in hide a hose vacuum system
- **Architect:** Dag Design & Co. – www.dagdesignco.ca
- **Builder:** Marquis Custom Homes & Developments Ltd. – www.marquiscustomhomes.ca
- **Designer:** Design By Heather