



MARK CHRISTIE / HUGH DENTON  
— REAL ESTATE —



# 2273 Courtice Avenue

## Builder's Notes:

Construction & Design - Leada Developments ([www.leadadevelopments.ca](http://www.leadadevelopments.ca))

Interior Design - Marina Medina Design ([www.marinamedina.ca](http://www.marinamedina.ca))

Builder's Plans and Survey available upon requests

Taxes - \$10,231.68 in 2022

Utilities -

- Natural Gas: ~\$1,000/year (1,680 cubic meters)
- Hydro: \$500/year on electricity

## Home - General

- New sewer and water connection
- Tempered glass railings between main and second floor by Ottawa Valley Hand railing Company Ltd.
- Staircase built and designed by Urban Stairs & Rails Inc.
- Wide plank engineered hardwood throughout main and second floor
- LVP throughout basement
- Large format floor tiles throughout
- Custom millwork closet in front entry
- Double glass french doors with transom to separate main living space from stairwell to contain noise
- Oversized glass pocket door to downstairs rec room to allow natural light into hall and to leave space feeling open
- Nest thermostat system
- Ring doorbell
- Drywall returns on windows throughout
- Custom blinds throughout house - mix of black out and light filtering
- Oversized closet doors in mud room for maximum storage

## Kitchen

- Two tone, slim shaker custom cabinetry
- Soft close Lemans corner unit. Garbage/recycling pull out. pantry with pull out drawers
- Two types of quartz counters for perimeter and island
- Bosch appliances including; 36" gas range, built-in microwave, dishwasher, fridge with ice and water, beer fridge in island and wine fridge in walk-in pantry
- Custom range hood with specialty plaster/paint finish
- Brizio faucet
- Blanco sink
- Hexagonal tile accent wall

## Living Room

- Specialty plaster/paint finish on fireplace
- Contemporary gas fireplace with blower and remote
- Custom cabinets flanking fireplace
- Wood shelving with built in puck lighting
- 8' patio door to deck and rear yard

## Powder Room

- Applied molding wainscoting
- Wallpapered top portion
- Chevron floor tiles
- Moen faucet

## Primary Bedroom Suite

### Walk In Closet

- Walk-in closet with 32 linear feet of storage.
- Private deck with dura-deck walkable membrane in wood print.

### En-suite Bathroom

- Heated tile floors
- Zero threshold shower with linear drain and wall to wall quartz shelf
- Stand alone soaker tub
- Makeup counter with LED anti fog mirror
- Private water closet with dedicated fan
- Custom slim shaker, soft close cabinets with lacquer finish
- Quartz counters
- Moen fixtures
- Ceiling mounted rain shower head with separate hand wand

## Laundry Room

- Custom soft close cabinets with lacquer finish
- Quartz counters
- Laundry sink
- Large linen closet

## Main bathroom

- Tile shower surround including full feature wall and niche with mitred edges.
- Glass tub shield
- Moen fixtures
- Rain style shower head

## Basement Bathroom

- Tile shower surround including entire feature wall
- Rain style shower head with separate hand wand

## Garage

- Double oversized
- Finished & painted drywall
- Potlights throughout

## Exterior

- Low maintenance design and finishes
- Natural stone masonry wall
- Acrylic stucco
- James Hardie siding
- Hybrid windows with aluminum exterior
- Oversized fibreglass garage door with wall mounted opener by Wayne Dalton
- Fibreglass front door
- Cedar soffit with marine varnish on front door canopy
- Accent lighting on front of building
- Perennial gardens planted in front of the house. landscape design by Mary Stewart
- Interlock front, side walk. stepping stones to back deck
- Partially covered back deck
- Cut-out metal panel privacy screen
- Metal railings on back and master decks
- Gas bbq hook up
- Fully fenced in backyard with two gate