



3515 Dougall

\$ 1, 200, 000

85' x 100' + alley ~2800 Sq Ft

3 + 3 Bed / 2 + 1 Bath on Left

3 + 1 Bed / 2 Bath on Right

+ 1000 Sq Ft Lower ADU



- ◆ Separate Lower ADU with 2 Rooms Full Kitchen, Bath, & Laundry on own service
- ◆ Full Brick, Fruit Cellar
- ◆ Brand New Home with Full Tarion 7 Year Warranty
- ◆ Separate Covered Rear Roof & Grade Entrance on Left and Right Side
- ◆ Efficient Dual Zone HVAC, with Separate thermostats, AC, HRV

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| ● Main, Lower, & Secondary Laundry | ● Double 2 Car Insulated Garage |
| ● Picture Patio Slider with Built in Blinds | ● Insulated 16' Bay Doors |
| ● Front Covered Porch & Balcony | ● 24" x 24" Polished Porcelain Tile Floor |
| ● Family Room Fireplace & Mantel | ● Dual Master with SunTunnell |
| ● Granite Kitchen and Vanity Tops | ● Stone Sills, Address Stone |
| ● Kitchen Backsplash | ● TruProtection™ Lifetime Shingles |
| ● Upgraded Lighting, Plumbing | ● Rough in Alarm, Cat 5, HDMI, Cable |
| ● Fixtures, & Trim Package | ● .97 EF Tankless Water Heater (rental) |
| ● Energy Star Coloured Windows | ● Plywood Cabinets with Dovetail drawers |
| ● Gas (BBQ, Dryer) Water (Fridge) | ● Kitchen Breakfast Bar & Crown Molding |
| ● Conserving Toilets | ● Soft Close Doors / Drawers |
| ● Engineered Plank Hardwood | ● Main Bath, & Double Master Ensuite |
| ● 9' Ceiling on Main Floor | |
| ● LED Pot Lights | |

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