



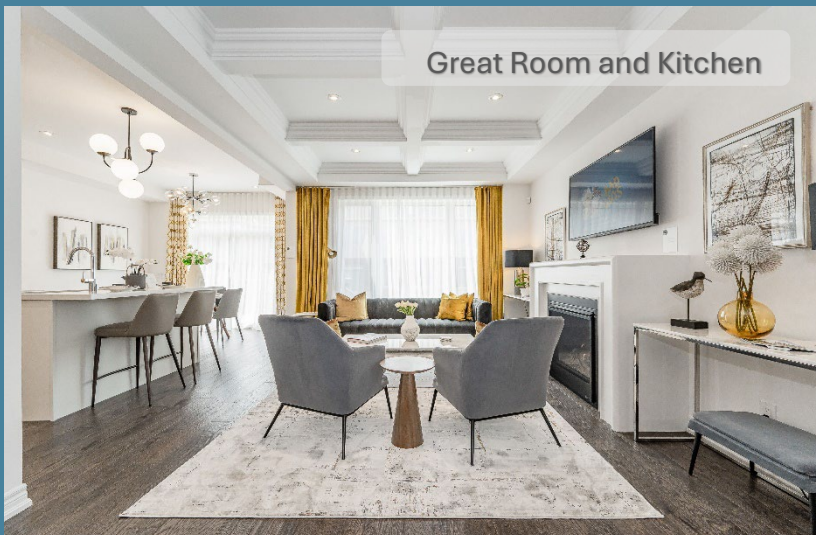
The Wallace

11 William Dunlop Street

2,722 sq. ft.

(Including 589 sq. ft. of Finished Lower Level)

Designer Selected
Finishes



Great Room and Kitchen

\$ 1,249,900

- This home features an oversized garage with double car driveway
- 4 Bedrooms + 2 ½ Bathrooms
- Elegant window coverings and all upgraded light fixtures
- Large Mud Room off the Garage
- Finished Lower Level
 - Recreation Room
 - 3-piece Bathroom
 - 9' ceiling*
- Fenced backyard with large deck and patio
- 30 day Closing



Backyard

More luxury features

Sales Office
127 Rosenberg Way
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HEATHWOOD



Kitchen



Finished Lower Level

Key Highlights

- ❖ Open concept Kitchen with Breakfast area
- ❖ 9' ceiling on Main Floor and Principal Suite *
- ❖ Designer selected paint and wallpaper throughout the home
- ❖ Coffered ceiling in Dining Room
- ❖ Waffle ceiling in Great Room
- ❖ Tray ceiling detail in Principal Suite
- ❖ Luxury oak hardwood on Main Level **
- ❖ Oak stairs from Main to Lower Level and Main to Second Level including railing and spindles
- ❖ Gas Fireplace with elegant mantle in Great Room
- ❖ Electric fireplace with mantle in finished Lower Level
- ❖ Second Level Laundry Room with washer/dryer and upper cabinets
- ❖ Large walk in closet in Principal Suite

Kitchen

- Appliance Package
- Stainless Steel Chimney Hoodfan
- Large island with breakfast bar
- Hardwood flooring
- Valance lighting
- Garbage drawer cabinet
- Elegant lighting fixtures
- Backsplash

Principal Ensuite

- Frameless glass shower
- Freestanding soaker tub
- Quartz counters with double undermount sinks
- Big bright windows

Electrical

- Pot lights throughout
- Keyless Entry
- Doorbell Camera
- Mechanicals include
 - Forced air furnace
 - ERV
 - AC
 - Water Softener
- Alarm System (Monitoring not included)
- Exterior pot lights
- 200 AMP



Principal Suite



Principal Ensuite