

531 East 17th Avenue (Front Residence) | Feature List

A modern 1270 square foot three bedroom, semi-detached residence overlooking a beautiful tree lined streetscape.

Thoughtful design:

- Open concept living/dining/kitchen with 9' ceilings on main and top floor
- Three generous bedrooms on a single top floor, all with generous closets
- Large windows and feature skylight above the stairs bringing natural light into the main living space
- Double doors leading to a master retreat with wrap-around windows and a his and hers closets
- Spacious spa-like master ensuite with skylight, double vanity and curbless shower
- Laundry closet conveniently located on same floor as bedrooms

Dedicated front yard and garage:

- Oversized private garage ready for electric car charging
- An inviting front yard with covered entry, patio and barbeque connection
- Modern, low maintenance landscaping

Beautiful, energy efficient and durable building:

- Energy star locally made Vinyltek brand windows with a lifetime warranty
- Super insulated walls (exterior and interior)
- Fully rain screened, low maintenance exterior
- Custom metal architectural details and concrete composite shingles

Chefs kitchen with no compromises:

- Custom island with space for bar seating
- Custom millwork by local cabinet maker featuring fully integrated appliances
- Dedicated pantry and plenty of smart storage
- Fisher and Paykel appliances featuring a fully integrated (paneled) 36" fridge, 30" self cleaning wall oven and low profile 30" gas range
- Fully integrated (paneled) Bosch dishwasher and built-in microwave
- Authentic Caeserstone 'airy concrete' quartz countertops with a matching white Silgranite sink
- Large pantry/additional storage

Advanced mechanical systems:

- On-demand hot water system by Viessman
- Heat recovery ventilator (HRV) for efficient fresh air ventilation
- Comfortable radiant in floor heating on all levels
- LED lighting throughout the residence
- Full fire sprinkler system, interconnected smoke and carbon monoxide detectors for peace of mind

Centralized smart home technology:

- All centrally controlled by a wall mounted screen or in your kitchen or your phone (technology by 'Brilliant')
- WEMO smart lighting switches
- Ring video intercom and camera
- Built-in ceiling speakers, including in the master ensuite (ready for Sonos)
- Smart thermostats by Honeywell
- Ceiling mounted wireless access point, meaning no wifi dead spots in the house
- Full DSC alarm system
- All rooms pre-wired for tv/cable/internet to a central cabinet for future expansion

It's in the details:

- Engineered wide plank white oak flooring everywhere
- Matte black hardware and plumbing fixtures featuring luxury brand Riobel
- Modern Kuzco brand LED lighting everywhere
- Efficient closet and storage systems
- Modern roller shades w/ blackout in bedrooms
- All solid core doors and black Emtek brand hardware

An experienced, award-winning team:

- Local builder WLK homes
- Design by Architrix design studio
- Interiors by Marrimor homes
- Backed by a 2-5-10 warranty provided by WBI insurance

531 East 17th Avenue (Front Residence) | Artist's renderings

Front Exterior:



Main floor:



Master bathroom and adjacent custom closet:

