

# 88 SCHOOLEY RD

CRYSTAL BEACH

LOT 34



## Beach Walk

CRYSTAL BEACH

# \$699,990

- Bar Harbour IV Bungalow
- 1,272 sq.ft. 2-Bed | 2-Bath

SPRING CLOSING AVAILABLE



\*Photo is of previously built Bar Harbour and not of the home that is available.

## OVER \$48K IN UPGRADES

### KITCHEN

- Upgraded quartz counter with breakfast bar
- Upgraded kitchen cabinets with extended uppers and crown moulding
- Tile backsplash
- Double bowl undermount sink
- Pots and pans drawers in island
- OTR microwave provision
- Stainless Steel Moen faucet
- Waterline for fridge
- Under cabinet lighting

### LIVING ROOM

- 30" gas fireplace with Contemporary Step painted (*upgraded paint*) mantle (*includes conduit and outlet*)
- Transoms in family room

### MAIN WASHROOM

- Upgraded tub/shower wall tile
- Upgraded Moen sink faucet

### ENSUITE

- 2nd sink in ensuite vanity
- Upgraded shower wall tile
- Upgraded quartz counter
- Upgraded Moen sink faucet
- Right Height (*taller*) toilet
- Taller (*kitchen height*) vanity
- Upgraded vanity to Marz Exclusive colour
- Pot light in shower
- Stainless steel shampoo niche in ensuite shower

### OTHER

- Wood-look vinyl flooring through-out (*except washrooms/laundry*)
- Upgraded (12x24) tile in laundry, main washroom and laundry
- Smooth ceilings
- Gas line for BBQ with increased line to home
- Pocket door for laundry
- Garage door to exterior
- Upgraded paint for fireplace mantle
- 3-piece rough-in in basement
- Egress window in basement
- Larger basement windows at side
- Custom cabinet with sink in laundry



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KITCHEN



MAIN BATH



ENSUITE