

CASCADE 2

500 River Avenue • Greystone, Cochrane



1,464 sq ft.



3 beds



2.5 Baths

SHOW HOME FEATURE SHEET



- Exterior includes horizontal vinyl siding, straight edge vinyl shakes, cultured stone, smartboard battens, craftsman brackets, window grills
- Upgraded decoration required to front, side, and rear elevation for this corner lot
- 8' high painted front door with clear glass insert
- ★ Oversized front porch constructed with treated wood decking and aluminum railing
- ★ Rear treated wood deck with, smartboard skirting, aluminum railing & steps to grade
- ★ Rear lane leads to a detached double car garage

- 9' main floor ceilings
- Oversized windows through-out home including 1'-0" extension to main floor windows, and transom over rear door
- ★ Corner lot elevation includes additional windows to side of great room & nook
- Prefinished hardwood throughout main floor
- Tile to laundry room, and upper floor bathrooms
- Quartz countertops throughout home

EXTERIOR & INTERIOR KEY FEATURES

Kitchen

- Kitchen complete w/ electric stove, fridge, dishwasher & over the range microwave
- ★ Large 8'6" kitchen island with ample seating space & modern matte black mainline sink faucet
- 42" high upper kitchen cabinets with riser up to the dropped bulkhead above
- ★ Two toned cabinetry with upgraded painted cabinets in the colors in Stone Hearth and Granville
- Increased cabinet depth above the fridge
- ★ Upgraded ceramic backsplash tile to kitchen
- ★ 3 box beams in kitchen painted in feature colour
- Spacious full height pantry cabinet with additional counterspace beside

Main Floor

- ★ Striking electrical feature fireplace with MDF slatwall detailing painted in an upgraded feature colour
- ★ Main floor powder room with a bold charcoal feature wall conveniently located just off the open concept living room and kitchen
- 3 drywall niche shelves greets you in the front foyer & provides a space to display decorative items
- Spacious coat closets located at both the foyer and rear entry for additional storage
- Convenient coat hooks with paint grade back plate at rear entrance

Primary Bedroom

- Primary bedroom includes large walk-in closet and ensuite
- Ensuite includes double sinks, wire linen shelves, & a 5' wide fibreglass shower enclosure

- ★ = Upgrades specific to this Show Home



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SHOW HOME FEATURES CONTINUED

Lighting & Electrical Features

- Premium light fixtures with the addition of disc lights throughout the kitchen & nook
- 2 dropped pendants over kitchen island
- 1 USB outlet to kitchen
- ★ Security system includes motion sensors, alarm, & keypad

Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High efficiency furnace
- Heat recovery ventilation system
- High efficiency electric hot water tank
- Water line to fridge
- Undermount sinks through-out main floor
- 2 Exterior hose bibs
- Furnace and air duct cleaning prior to possession

Miscellaneous

- ★ Drapery & hardware installed in great room and primary bedroom.
- ★ Roller shades installed in great room, and upper floor bedrooms
- ★ Designer wallpaper to primary bedroom

★ = Upgrades specific to this Show Home



CONTACT US



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