

## **Highlights, Overhauls and Specs Worth Mentioning:**

- ✓ Custom New Build Perfectly Positioned on Private one Plus Acre Lot Located Moments Outside of the very Popular and Quaint Village of Warkworth
- ✓ This Home Offers a Touch of Elegance, a Hint of Modern Flare and a Mix of Contemporary Finishes Beautifully Blended with the Serene and Tranquil Backdrop Provided

### **General Specs**

- ✓ 1418 Square Feet of Show Stopping Main Floor Living Space
- ✓ 1418 Square Feet in Unfinished Basement with Bathroom Rough-IN
- ✓ 1.03 Acre Lot
- ✓ 50 Square Feet of Covered Entry Way
- ✓ 144 Square Feet Back Patio with Deck
- ✓ Tarion Warranty Coverage
- ✓ All Development and Design Fees Included

### **Earth Work Pre-Build**

- ✓ Strip Lot for Driveway and Main Building
- ✓ Excavation and Installation of Footings and Foundation Walls
- ✓ Back Fill (Pre Lot Dressing)
- ✓ Trench Work for Hydro and Well Lines, as well as Septic Installation
- ✓ Grading and Pathway to Front Door Stamped Concrete – Slate Pattern
- ✓ Trenching for Underground Hydro, as well as the Main Water Line from Drilled Well

### **General Structure**

- ✓ 8" Concrete Mono Poured 8-Foot-Tall Walls, 10" Across Front of House to Compensate for Masonry
- ✓ 2 x 6 Wall Construction Above Grade on 16" Centres, with an R-22 Batt, Accompanied with a 1.5" Rigid Insulation on the Exterior
- ✓ Engineered Truss Works, Sheeted in 1/2" Plywood, with a Blow in Insulation to R-60.
- ✓ Roof is Entirely Covered in Synthetic Wrap w/ 3' of Ice and Water Shield at the Eave Line, and Clad BP Black Asphalt Shingles

### **Plumbing Specs**

- ✓ All White Acrylic Tub Base and Schluter Tile Base in the Ensuite, with Tile Walls Surrounding and Black Stainless Steel Shower Niche
- ✓ White American Standard Toilets
- ✓ Sump Discharge System Installed in Basement as well as a Sewage Pit for Future Basement Plumbing Potential
- ✓ Stainless Double Sink in the Kitchen
- ✓ Water Lines in the Fridge Pocket and the Dish Washer Pocket, as well as a Drain for the Dishwasher Connection
- ✓ Black Moen Plumbing Fixtures Throughout – Laundry Stainless Steel
- ✓ 2 Exterior Hose Bibs

### **Electrical**

- ✓ Pot Lights Surrounding the Exterior Soffit Line of the House as well as Strategic Placement Inside
- ✓ Entry Way Light and Kitchen Pendant Lights
- ✓ Broan Whisper Quiet Fans Bathrooms and Laundry room
- ✓ Mechanical Vent Above Stove
- ✓ Under Cabinet Lighting in Kitchen
- ✓ 200 Amp Underground Service Run to Home, with a Secondary Pony Box in the Basement for Future Finishing
- ✓ All Room Closets Have Dedicated Lighting with Their Own Switch
- ✓ Generator Back-Up Connection Beside Main Panel for Constant Heat and Refrigerator Use in Power Outages

## HVAC

- ✓ The House Runs on a High Efficiency Ducane Propane Furnace and Ducane AC
- ✓ Mechanical Venting in all Bathrooms and Kitchen, Ensuring a Humidity Stabilized Home
- ✓ Equipped with Life Breath ERV System
- ✓ Ecobee Thermostat to Help Take Care of Your Comfort & Home Health

## Exterior

- ✓ Brick Skirt Across the Front of Home – Natural Tan
- ✓ Entry Way Light and Kitchen Pendant Lights
- ✓ White Vinyl Board and Baton Siding by Kaycan
- ✓ Timber Post Front Entry
- ✓ White Steel Exterior Doors Throughout
- ✓ Front Door is a Standard Door with Character Glass Side Light
- ✓ Front Porch in Charcoal Stamp-Crete with a Slate Pattern
- ✓ Back Deck Constructed of PT Wood, Railing in Wood with Black Aluminium Spindles
- ✓ AS OF FEBRUARY 23, 2026 - \$20,000.00 in LANDSCAPPING UPGRADES

## Interior

- ✓ Engineered Hardwood Flooring in a Bleached Oak Colour
- ✓ Ceramic Tiles in the Laundry, Both Bathrooms and Both Shower Walls
- ✓ Heated Floors in Primary Ensuite
- ✓ Hollow Core Interior Doors, 2 Panel Smooth Style
- ✓ Insulated Interior Walls Along the Entire Primary Suite for Privacy and Comfort as well as the Bedroom and Laundry Hallways for Sound Deadening While Doing Laundry
- ✓ All Windows and Interior Openings Cased in 2-3/4" Step Casing (Baseboard to Match)
- ✓ All Millwork is Custom fit by Classic Cabinetry, or Hand Made on Site
- ✓ Stone Counters Throughout
- ✓ Spice Pullout, Island Garbage and Lazy Susan Custom Inserts in Kitchen Cabinets
- ✓ Ample Storage Located in Cabinets Under Kitchen Island
- ✓ Benjamin Moore Paint Used in Entire Home
- ✓ Stairs Hardwood to Match Floor
- ✓ Wire Wracking Throughout all Closets and Storage Spaces EXCEPT Primary Suite - Left Bare to Maximize Customization for Buyers.

**\*\* Trade in Your Status Quo - Do Not Miss the Opportunity to Own Your Own Piece of Serenity and Tranquility Provided by this Efficient Home Located at 40 Hutchinson Court!! \*\***