

Ripplinger Homes

Harbour Landing 4641 Malcolm Drive



- Bright open 1765 sq ft bi-level loft with vaulted ceilings and engineered truss floor system
- 8' main floor walls; 9' basement walls built on piles, and infloor heat in basement floor
- Triple Glaze PVC windows Low E and Argon with custom blinds throughout home
- Mirage Bali Coco engineered hardwood floors; custom tile; carpet in basement
- Stained maple stairs and maple railing with glass inserts
- Painted trim package and doors, and custom closet organizers
- Custom maple cabinets stained dark espresso and granite countertops throughout home
- Kitchen includes deluxe butler's pantry with cabinets, pantry, prep sink and bar fridge
- Owners suite on loft level with his and hers walk-in closet with maple shelves; built in window seat with marble counter and drawers; maple lit niches; and four (4) piece ensuite with soaker tub, custom marble tiled shower, dual marble vanities, marble tile and infloor heat
- Sitting area on loft level
- Hi definition gas fireplace with Arctic white quartz rock wall floor to ceiling
- Home completely wired for surround sound; all audio equipment and plasma TVs included
- Laundry room with sink, cabinets, built in ironing board, stacking washer and dryer on main level
- Developed lower level with family room, two bedrooms, bathroom and deluxe wet bar
- Basement with in-floor heat and panel box installed in furnace room
- Central air, central vacuum with kitchen sweeper, super high efficient furnace, water heater, HRV and humidifier
- Attached two (2) car garage 24' X 24'; two 9' X 7' R16 garage doors with opener; insulated, boarded and painted; and gas uni heater installed
- Covered 12' X 14' Trex deck with surround sound, and prefinished railing with glass inserts
- Closed in storage with concrete pad under covered deck
- Yard fully landscaped with lower stamped concrete patio in back yard and maintenance free fence
- Stamped concrete driveway and sidewalk
- 30 year fibreglass shingles by IKO - weatherwood
- Renaissance Clay acrylic exterior with Chappel Hill cultured stone pillars
- Security system installed (Owner to pay monthly monitoring fee)
- All appliances included in home
- Furniture and artwork not included in price
- Ripplinger Homes quality specifications

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