

# HOMES 3503-4003

3 BEDROOM, 2 BATH

INDOOR: 1,225 sf

OUTDOOR: 268-290 sf

TOTAL: 1,493-1,515 sf



## FEATURES

- 1 South-East facing home offers expansive views overlooking the city.
- 2 Laminate flooring throughout main living areas and bedrooms.
- 3 8'8" ceiling height and 9'10" ceiling height on level 40.
- 4 AC throughout your home keeps you comfortable year-round.
- 5 Dining space off the kitchen makes entertaining a breeze.
- 6 Expansive kitchen includes an island with bar-style seating, and becomes a gathering place for friends and family.
- 7 Single slab porcelain backsplash is seamlessly lit by undercabinet LED lighting.
- 8 Second bedroom includes a wall-bed with integrated desk to let the space function most efficiently.
- 9 Laundry room features shelving.
- 10 Large balcony extends your living space outdoors off the living and dining room and includes a natural gas outlet for your BBQ.
- 11 Large walk-through closets lead into the ensuite bathroom.
- 12 Ensuite bathroom with double vanity, a bathtub and shower featuring mosaic tile.
- 13 A Gourmet Appliance Package:
  - Miele 36" French door integrated refrigerator
  - Miele 30" double wall ovens - a convection oven and a speed oven
  - Miele 24" integrated dishwasher
  - Miele 30" stainless steel gas 5 burner cooktop
  - 30" Faber hood fan with 400 CFM
  - 27" Electrolux washer and dryer
- 14 Access to outdoor and in-building amenities as exciting as the neighbourhood these homes are in.
- 15 2 parking stalls included with your home.



See the Features sheet for the full list of features enjoyed by every home at Telford on the Walk



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LEVEL 35-40



NORTH

Adaptable Home. Refer to architectural drawings for extent of exterior spaces. See architectural drawings for more details. Home 3503 has concrete paver finish.