

117 Burns Place Features

- One Year Old Home with New Home Warranty (No GST!)
- Private Lot Backing onto Greenspace
- Desirable Cul-de-sac
- Two Storey Design with Open Concept Main Level and Three Bedrooms Upstairs
- Kitchen Features:
 - Quartz Countertops
 - Island with Eating Bar
 - Four High-End Café Appliances
 - Undermount Sink
 - Under Cabinet Lighting
- Living Room with Gas Fireplace Flanked by Custom Floating Shelves
- Dining Room with Large Window and Custom Built-in Hutch
- Under Stairs Storage with Built-in Pantry Shelving
- Den with Built-in Daybed
- Mudroom with Custom Storage
- Stylish Two-Piece Bathroom
- Primary Bedroom Overlooking Private Yard Features:
 - Large Walk-In Closet
 - Four Piece Ensuite with Shower and Dual Vanity
 - Custom Headboard Feature Wall with Shelf
- Laundry on Second Level
- Four Piece Main Bathroom with Tile Surround Tub/Shower
- Air Conditioning, Hot Water on Demand and Natural Gas Furnace
- Private Level Fenced Backyard Features:
 - Partly Covered Patio with Access from Living Room
 - Separate Paver Stone Patio
 - Garden Areas
 - Cedar Hedge
 - Natural Gas BBQ Hook-up
- Four Zone Irrigation System
- Low Maintenance Hardscape in Front Yard
- Abundant Parking with Double Garage, Driveway and Additional Gravel Spot



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