

## Feature Sheet

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**139 Campbell Drive, Lakeland Ridge**

**2156 Sq Ft Two Story / Walkout**

**4 Bedrooms on Second Floor (or 3 Bedrooms and Bonus Room)**

- 35 Yr Shingles
- Maintenance Free Exterior
- Concrete Front Entrance and Covered Walkway
- Entire Main Floor is Hardwood and Tile (Engineered Distressed Hardwood)
- Fusion Cabinets
- Stainless Apron Kitchen Sink
- Quartz Countertops in Kitchen and ½ Bath
- Kitchen Aid Fridge, Stove, Microwave and Dishwasher
- Large Walk thru pantry
- Custom Shelving Throughout Home
- Main Floor Laundry w/Cabinets and Countertop
- Large Mudroom with Bench
- Stairwell Finished to Basement
- Upgraded Railing
- High Quality Paint
- Vinyl Deck with Glass Railing
- French Glass Doors in Office and Bedroom 4 / Bonus Room
- Ensuite His & Hers Sinks and Cabinets
- Ensuite 5' Shower w/Glass Door and Divider
- Kohler Sinks and Faucets Throughout
- Argon Filled Windows
- Steel Insulated Garage Door / Belt Driven Opener w/Keyless Entry
- Garage Floor Drain
- Garage Hot & Cold Water
- Garage Gas Line
- Concrete Walk out Pad / Finished Ceiling Above (beneath deck)
- Air Conditioning
- 97% Efficient Carrier Furnace
- Zoned Heating & Air Conditioning / Each Floor Temperature Controlled Independently
- Basement R20 insulation w/2x4x16" OC exterior walls
- Extra Basement Windows / Very Bright and Ready to be Finished

Lot: \$283,395 + Home: \$408605 = **\$692,000 (Incl gst)**