

Features & Upgrades for 90 Highland Way



- Beautiful 1-1/2-storey home with brick front
- Original owners, custom-built home
- Exceptionally well maintained and cared for
- The home clearly shows pride of ownership throughout
- Located in a quiet and exclusive cul-de-sac
- Situated on a large pie-shaped lot

MAIN FLOOR

Front Entrance

- Spacious front foyer
- Built-in planter adjoining the staircase
- Large coat closet with mirror door
- Christmas light control in closet

Living & Dining Room

- Bright open concept living and dining areas
- Upgraded maple hardwood flooring
- Custom window coverings

Kitchen

- Granite countertops
- Working island with Bosch 4-burner element induction cooktop
- Custom stainless steel hood fan with LED lighting
- Bosch dishwasher
- Built-in oven and microwave
- Garburator
- Walk-in pantry with sliding built-in drawers
- Cabinetry upgraded with sliding cupboard organizers
- Tile backsplash
- LED pot lighting

Kitchen Eating Area

- Very spacious eating area
- Open to the kitchen and family room, creating a desirable open-concept layout
- Direct access to the large two-tier composite deck, ideal for outdoor entertaining

Family Room

- Open concept design, seamlessly connected to the kitchen and eating area
- Maple hardwood flooring
- Cozy wood-burning heater fireplace, a great supplemental heating feature
- Brick fireplace front with oak mantle
- Slate hearth
- Built-in bookcases beside the fireplace
- Custom window coverings

Back Entry / Mudroom / Laundry

- Large mudroom and laundry area
- Built-in cupboards
- Large laundry sink
- Excellent storage space

Main Floor Bath

- Convenient 2-piece bathroom
- Built-in linen storage

UPPER LEVEL

Staircase

- Maple hardwood staircase
- Skylight above the staircase bringing natural light between the main and upper levels

Primary Suite

- Large primary bedroom with room for a king-size bed
- Walk-in closet with custom organizers
- Elegant 6-piece ensuite featuring:
 - Vaulted ceilings
 - Heated jetted tub with tile surround

Bedrooms

- Two spacious bedrooms
- Closets feature built-in organizers

Main Bathroom

- Bright 4-piece bathroom with skylight
- Central to 2nd and 3rd bedrooms

Storage

- Large walk-in linen closet with laundry chute to main floor bath

FULLY FINISHED BASEMENT

Recreation & Family Space

- Newer high end laminate flooring throughout
- Large TV / family room
- Spacious recreation and entertainment area
- Newly painted

Bedrooms

- Two additional bedrooms
- Closets with built-in organizers

Bathroom

- 3-piece bathroom
- Built-in shelving

Storage

- Finished storage room
- Linen closet

Mechanical

- Updated high-efficiency furnace
- Navien hot water on demand
- Sump pump
- Water softener

Garage

- 24' x 24' double attached garage
- Upgraded overhead doors
- Epoxy finished floor
- Built-in shelving and workbench
- Door leading to backyard
- Central vacuum canister

OUTDOOR LIVING

- Backs onto greenspace
- Large two-tier maintenance-free composite deck
- Glass panel railings – patterned glass for privacy
- Perfect for outdoor entertaining and relaxing

Landscaping

- Stone surround planters around the home
- Raised garden planter boxes
- Underground sprinkler system
- Fruit trees; 4 Haskaps, 3 Saskatoon bushes, 2 cherry, 2 apple
- 2-100 gallon rain barrels at side of house
- Spacious, well-maintained backyard

Additional Structures

- 8' x 8' storage shed matching the home

ADDITIONAL FEATURES

- Upgraded cedar shake shingles (Heavies) on the roof
- Upgraded triple-pane windows throughout
- Central vacuum system and attachments
- Upgraded maple hardwood flooring across the entire main floor and upper floor
- Additional insulation added to attic during renovation
- Additional insulation added to interior walls and basement ceilings for soundproofing during construction
- Quality construction reflecting its custom-built design
- Walking distance to new Heritage Hills Elementary school, parks, walking paths and transit