

447 SOUDAN AVE

WWW.447SOUDDAN.COM



THE PROPERTY

- A modern and sleek design
- Desirable Davisville Village location in Maurice Cody School district

PROPERTY FEATURES

- Year Built: 2020
- Modern build
- 2 Stories
- 4 + 1 Bedrooms
- Gourmet Kitchen
- 5 Bathrooms
- 2nd Floor office
- Double car garage



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PROPERTY FEATURES



Exterior

Indiana limestone front façade accents
Clear cedar soffit over front porch
Built-in concrete step lighting
Built-in front limestone planters
Clear cedar exterior accents
Soffit potlights
BBQ gas line
Rear deck with privacy screen and tempered glass railing
Double car garage door with clear glass inserts
Asphalt driveway

Front Entrance

Ring doorbell
Solid Mahogany door
Honed Greystone Nero Marquina marble tile
Bespoke custom rift cut white oak
double doors with motion sensor light in foyer closet
Custom rift cut white oak millwork divider wall
Rift cut white oak staircase with white oak divider guard

Living Room

Gas Fireplace with remote control activation
7" engineered white oak Fuzion flooring
Polished Greystone Nero Marquina
Marble tile in fire place

Dining Room

Custom auxiliary cabinetry with scratch resistant decotec
vener
Smart programmable Nest Thermostat
Bespoke designer pendant chandelier

Powder Room

8ft Solid core pocket door with soft close hardware
Honed Greystone Nero Marquina marble tile
Custom Floating vanity with
Decotec micro-scratch resistant wood veneer.
Quartz countertop
Bespoke Golden pendant lighting
with matching faucet and hardware

PROPERTY FEATURES



Kitchen, Breakfast & Family Room

Eat in kitchen
Custom designed cabinetry with solid dovetail maple
drawer.
Blum and Richelieu soft close hardware
8ft slide out pantry
White Volakas Marble Backsplash
Calacatta Nuvo Caesarstone countertops
Centre island with waterfall
Bespoke pendant chandelier over island
Built-in Range Hood
Under cabinetry lighting
Thermadore Double Oven
Bosch Stove Top
Bosch Dishwasher

Second Floor General features

7" engineered white oak Fuzion flooring
Rift cut white oak staircase with white oak divider guard
Built-in desk with upper cabinetry and shelving in open
den area
Skylights in open den area.
Built-in closets in bedroom 2 and 3
Stackable Laundry closet
Led Potlights throughout

Master Bedroom

Dressing area with privacy closure into master walk-in
Solid Core 8ft pocket door with soft closet hardware
Cat6 Wiring
Amazon Alexa compatible dimmer switches

Master Ensuite

Custom double floating vanity with Decotec micro scratch
resistant wood veneer
Quartz countertop with waterfall & incorporate shower
bench
Custom tempered glass doors & custom cut mirrors
Large format porcelain tile floor & walls with accent shower
wall
Walk in shower Riobel thermostatic pressure
valve with ceiling mount rain shower head and handheld
slide bar

PROPERTY FEATURES



Main Washroom

Large format porcelain tiled walls and floors
Walk-in shower with Grohe
thermostatic pressure shower kit and slide bar
Modern design high gloss floating vanity
Custom tempered glass shower enclosure
Custom mirrors
Kohler toilet
Solid core 8ft door

Ensuite 2

Large format porcelain tile floors and walls
Modern design high gloss floating vanity
Kohler toilet
Custom mirror
Drop-in Soaker tub with quartz tub deck
Hansgrohe Thermostatic shower kit with slide bar
Skylight
Frosted glass tempered fixed window

Lower level

LED potlights throughout
Built-in wet bar with wine cooler fridge
Rift cut white oak staircase with white oak divider
guard
Interior waterproofing with sump pump
Jack and Jill 3 piece washroom
with walk-in shower and tempered glass enclosure
Large roughed in laundry area
200 Amp electrical service
Sewage ejector
Cat6 termination closet for future network installation

Candice Schott, Broker
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