

# **Custom Townhome by Aryze Developments**

## **407 Kingston Street – James Bay**

### **Main Level Upgrades & Features**

- Custom floating white hi-gloss lacquer buffet with
- LED lighting, white glass top and cutlery drawer.
- Custom White hi gloss lacquer/rift cut oak entry console with storage, hooks and mirror.
- Levolor Silhouette Blinds

### **Custom Kitchen Includes:**

- White hi-gloss upper cabinets/nickel hardware
- Solid Interior Maple cabinet frames
- Grey rift cut oak lower cabinets
- Complete with custom commercial grade Richelieu pullouts
- White glass backsplash/Quartz concrete counters
- Upgraded KitchenAid Ikon appliances
- Upgraded Induction cooktop
- Custom pantry with Dyson vacuum storage
  
- Modern Fan with remote light
- Custom built in rift cut out/stainless steel media unit in Living room

\*Added 2pc custom bathroom (only unit with this)

## **Second Level Upgrades & Features**

- Custom white hi-gloss cabinets in both bedrooms complete with custom pullout interiors/storage
- Modern Fans with light and remote in both bedrooms
- Skylights in main stairwell
- Upgraded Quartz concrete tops/lacquer cabinets
- Upgraded mirrored medicine cabinets in washrooms/ Vanity mirrors
- Heated floors in both washrooms
- Upgraded Whirlpool Duet with Steam front loading washer/dryer
- Built in ironing board in second bedroom/home office
- Custom sliding white glass barn door system in second bedroom

## **Lower Level Upgrades & Features**

- Built in high-end home theatre wall and ceiling speaker system.
- Custom closet
- Heated floors in 2pc washroom with upgraded Concrete quartz counters and mirror/shelf
- Heated and finished drywalled garage with led lighting
- Custom Wall System w/sliding door storage cabinets
- Wall mounted organizational storage unit
- Custom added floor drain in garage

## **Additional Upgrades & Features:**

- LED lights throughout entire house
- Upgraded modern low flush toilets
- Custom paint throughout
- Upgraded brushed nickel hardware throughout
- Custom blinds throughout all levels
- Total custom upgrades valued over \$100,000