

Upgrades/Features List for 401 Watersay Drive Over \$250,000 in Upgrades!

Main Floor

Kitchen

- Custom Cabinetry remodeled in 2024
- Custom drawer inserts for spices, cutlery, dishes and roll-outs.
- (2) Built-in trash/recycle bins
- Tall pantry cabinetry with roll outs.
- Built-in banquet with drawer storage.
- Porcelain countertops/backsplash
- GE cafe appliances
- Built in microwave drawer
- 36" countertop depth Refrigerator
- GE Double oven with Induction Cooktop.
- Miele dishwasher
- Illuminated floating shelves
- Appliance garage
- Filtered dual SS faucets
- 5ft Galley Workstation with 2 faucets - Gourmet workstation Sink
<https://thegalley.com/the-galley-workstation/>
- Hardwoods added in living room and sunroom and refinished throughout main floor
- Mudroom is also set up to be a main floor laundry room if preferred.

Backyard

- Completely rebuilt deck in 2024—with a custom metal railing.
- Built-in outdoor kitchen with a 36" Delta Heat Grill.
- Turf
- 7 person hot tub with a top
- Backs to privacy trees and greenway path!

Second Floor

Primary Suite

- Black out Solar Rollers from the Shade Store w/ mechanized opening/closing
- In Bathroom....
- Custom solid Walnut cabinetry
- Quartz Countertops
 - Large frameless shower
- Toto - toilet and bidet with heated seat
- Heated Porcelain floors
- Ikea Custom closet
- Updated main hallway bathroom
 - Built in custom cabinetry with Solid Beech wood top in office nook
- Laundry chute to basement laundry room

Third Floor

New carpet!!!

Basement

- Golf Simulator
- Media area
- Full bathroom
- Laundry room
- 2 extra flex rooms (think exercise room/office/guest room/storage...so many options!!!)
- Huge storage area under the garage

Mechanicals

- Both HVAC units have a 10 year warranty. Installed by "6 and Fix" and maintained twice a year.
- Water heater replaced in 2025
- Nest thermostats throughout.
- All Window treatments are Solar Rollers by The Shade Store.
- Many rooms have ceiling fans