



77 Springfield Rd Features

General Info:

- Custom-designed home by Award Winning Linebox Studio Inc.
- LEED Silver certified sustainable house
- Full radiant heat on all floors
- Nest controlled heating/cooling system
- HRV / ERV energy efficient fresh air supply
- Built-in audio/speakers
- 1 garage space and 1 outdoor parking space
- Tilt and turn European style windows
- LED energy-efficient lighting throughout
- Engineered, wide plank hardwood floors throughout
- Custom modern wood and glass stairs
- ICF foundation walls in basement

Main Floor:

- Main entry with heated floors
- Custom entry closet
- Heated garage (radiant floors) with built in storage, work bench and sporting racks
- Large cedar front porch
- Maintenance-free landscaping

The above has been provided for information purposes only and is believed to be accurate but is not warranted.

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Second Floor:

- Custom Kitchen, built-in bench, dining and living space
- Custom designed polished concrete kitchen island
- High-end appliances and feature lighting
- LED spotlights throughout
- Outdoor deck, BBQ and eating area
- European Fireplace
- Wide plank hardwood flooring

Third Floor:

- Primary bedroom with custom designed walk-in closet and sink/make-up counter
- Main washroom with two sinks and custom millwork
- Second bedroom with custom closet and seating bench
- Laundry Room

Roof Top Terrace:

- Kitchenette & mini-fridge
- Rooftop patio with views to parliament
- Gas BBQ ready and or Hot Tub (gas and sutrcturally)
- A backyard on the roof



Basement:

- Designed with flexibility in mind
- Three piece bathroom
- Storage room
- Radiant heated polished concrete floors
- Built-in surround sound speakers

