

1556 COOKMAN DRIVE, MILTON

UPGRADES LIST

PROPERTY DETAILS

- New home
- 5 Bedrooms (rare)
- 4 Bathrooms
- 2800 SQ FT (approx)
- Open concept main floor
- Unfinished basement with 3-piece rough in
- Backs onto open area with trees

PROFESSIONAL INTERIOR DESIGNER

- Meticulously curated by a Professional Interior Designer, with thousands invested to elevate every detail of the home.

UPGRADED LAYOUT

- Upgraded 5 bedrooms, 3 bathroom layout on 2nd floor
- Chef's kitchen layout upgrade (see below under Kitchen Upgrades)
- Large main floor pantry

LOT PREMIUM

- Open to green space with trees

CEILING

- 9 ft ceilings on Main and Second floor
- 8 ft ceilings in basement
- "Smooth" ceilings throughout

GENERAL UPGRADES THROUGHOUT HOME

- Meticulously curated by a Professional Interior Designer, with thousands invested to elevate every detail of the home.
- Smooth 9 ft ceilings throughout entire home
- Upgraded 8 ft interior doors and door frames throughout entire home
- Upgraded interior door hardware (handles and hinges) throughout entire home
- Upgraded door trim/casing throughout entire home
- Upgraded 7 ¼" baseboards throughout entire home
- Upgraded plumbing fixtures throughout entire home
- Upgraded 7.5" wide plank engineered oak hardwood flooring throughout entire main & second floor
- Upgraded flooring tile (size and material)
- Decorative window coverings with curtain panels and matte black ceiling mounted track
- Pot lights throughout with additional dimmers
- Upgraded light fixtures throughout with dimmers
- Enhanced framing for wall mounted television in great room (additional conduit and supplementary framing to support weight of television)
- Upgraded fireplace mantle
- Washer and dryer included (January 2025)
- Upgraded 200 AMP servicing (electrical panel)
- Upgraded frost free hose bibs (backyard and garage)
- Basement 3-piece rough-in for future bathroom
- "Lookout" windows for added natural light
- New fully fenced yard (summer 2025)

KITCHEN UPGRADES

- Stainless Steel Kitchen Aid Appliances (January 2025)
- Chef's kitchen layout upgrade: Includes additional lower and upper cabinetry and a larger island repositioned to face the family room
- Addition of decorative pillar ends on the island
- Large walk-in pantry
- Upgraded cabinet doors and addition of clear glass cabinet doors
- Upgraded bronze hardware on all cabinetry
- Soft closing drawers and cabinets
- Custom crafted canopy above stove with built-in hood fan
- Quartz countertop upgrade

SECOND FLOOR BATHROOM UPGRADES

- Upgraded stone countertops with undermount sinks throughout all bathrooms
- Upgraded plumbing fixtures throughout (sinks & showers/tubs)
- Upgraded cabinet doors throughout all bathrooms
- Upgraded hardware on all cabinetry in bathrooms
- Upgraded vanity height to kitchen counter height throughout all bathrooms
- Additional sinks in each 2nd floor bathroom (original plans have 1 sink per bathroom)
- Upgraded glass enclosed shower in primary ensuite with upgraded tiles and upgraded brass plumbing fixtures
- Upgraded standalone tub in primary ensuite
- Upgraded tile (size and finish) in bathrooms
- Upgraded shower tiles throughout
- Purchase of upgraded towel bar holders and toilet roll holders