



160 ERIC MALONEY WAY  
FINDLAY CREEK

# ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
<b>MAIN FLOOR</b>		
<ul style="list-style-type: none"> <li>ENTRY</li> <li>LIVING ROOM</li> </ul>	<ul style="list-style-type: none"> <li>14'4" x 10'3"</li> </ul>	<ul style="list-style-type: none"> <li>Porcelain tile floor, oversized guest clothes closet</li> <li>Wide board (Oak) hardwood floor, pot lights, large window overlooking front porch</li> </ul>
<ul style="list-style-type: none"> <li>DINING ROOM</li> <li>DEN/BEDROOM</li> <li>BATHROOM (4 PIECE)</li> <li>KITCHEN</li> </ul>	<ul style="list-style-type: none"> <li>9'11" x 11'4"</li> <li>10'10" x 9'10"</li> <li>4'10" x 8'3"</li> <li>23'10" x 15'7"</li> </ul>	<ul style="list-style-type: none"> <li>Wide board (Oak) hardwood floor, over table light, pot lights</li> <li>Wide board (Oak) hardwood floor, overhead light</li> <li>Tub/shower with glass entry, porcelain tile floor, pedestal sink, wall mirror, wall mount lighting</li> <li>Wide board (Oak) hardwood floor, pot lights, quartz counters, island with eat-in bar, pot drawers, 5 burner gas cooktop, stainless steel hood vent, fridge with water &amp; ice dispenser, wall oven, built-in microwave oven, double under mounted sink, under cabinet lighting, serving area with additional storage cabinets, walk-in pantry with shelving &amp; overhead light</li> </ul>
<ul style="list-style-type: none"> <li>FAMILY ROOM</li> </ul>	<ul style="list-style-type: none"> <li>15'6" x 18'3"</li> </ul>	<ul style="list-style-type: none"> <li>Wide board (Oak) hardwood floor, gas fireplace with custom wood mantle, pot lights, picture windows overlooking rear patio</li> </ul>
<b>2ND FLOOR</b>		
<ul style="list-style-type: none"> <li>PRIMARY BEDROOM</li> </ul>	<ul style="list-style-type: none"> <li>16'9" x 15'11"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, overhead light, double clothes closet with mirror doors</li> </ul>
<ul style="list-style-type: none"> <li>WALK-IN CLOSET</li> <li>ENSUITE BATH 5-PIECE</li> </ul>	<ul style="list-style-type: none"> <li>11'7" x 9'10"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, overhead light</li> <li>Porcelain tile floor, extra long vanity, double sinks, bank of drawers, wall mirror, bar lighting, soaker tub, glass shower</li> </ul>
<ul style="list-style-type: none"> <li>BEDROOM</li> <li>LAUNDRY</li> </ul>	<ul style="list-style-type: none"> <li>13'11" x 10'10"</li> <li>9'8" x 10'11"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, overhead light, double clothes closet, 2 windows</li> <li>Porcelain tile floor, counter with stainless steel sink and cabinetry under sink, full sized side by side washer and Dryer with cabinetry above</li> </ul>
<ul style="list-style-type: none"> <li>HALLWAY</li> <li>BATHROOM (4-PIECE)</li> </ul>	<ul style="list-style-type: none"> <li>7'8" x 7'5"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, linen closet</li> <li>Tub/shower, porcelain tile floor, long vanity with quartz countertop single sink, bank of drawers, wall mirror, bar lighting, ceramic tiled bath enclosure</li> </ul>
<ul style="list-style-type: none"> <li>BEDROOM</li> <li>BEDROOM</li> <li>ENSUITE BATH (3-PIECE)</li> </ul>	<ul style="list-style-type: none"> <li>14'1" x 10'11"</li> <li>14'1" x 16'4"</li> <li>9'9" x 5'10"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, overhead light, double clothes closet</li> <li>Wall to wall carpet, overhead light, walk-in closet</li> <li>Tub/shower, porcelain tile floor, vanity, sink, wall mirror, bar lighting</li> </ul>
<b>BASEMENT</b>		
<ul style="list-style-type: none"> <li>MEDIA ROOM/ GYM</li> </ul>	<ul style="list-style-type: none"> <li>30'2" x 31'10"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, electric fireplace, pot lighting, wet bar, upper and lower cabinetry, quartz counter top, under mounted sink, wine/beer fridge, (laminated floor in wet bar area) door to storage under stairs</li> </ul>
<ul style="list-style-type: none"> <li>BATHROOM 3-PIECE</li> </ul>	<ul style="list-style-type: none"> <li>9'3" x 4'10"</li> </ul>	<ul style="list-style-type: none"> <li>Porcelain tile floor, marble countertop vanity, undermount sink, wall mirror with bar lighting, rain showerhead, handheld sprayer, and niche for shampoo and soap.</li> </ul>
<ul style="list-style-type: none"> <li>OFFICE</li> </ul>	<ul style="list-style-type: none"> <li>16'9" x 9'6"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall carpet, double clothes closet, overhead light, closet with electrical panel and internet panel</li> </ul>
<ul style="list-style-type: none"> <li>STORAGE ROOM</li> <li>UTILITY ROOM</li> </ul>	<ul style="list-style-type: none"> <li>9'8" x 11'2"</li> <li>2'10" x 6'3"</li> </ul>	<ul style="list-style-type: none"> <li>Laminate flooring, small cold room with concrete floor</li> <li>Concrete floor</li> </ul>





## FEATURES

- Oak railing and spindles, carpet on stairs
- Designer chosen finishes throughout
- Professionally finished basement
- Custom designed rear landscaping
- Planned community with nature pathways, schools, shopping & amenities just a short stroll away
- Easy access to downtown via OC Transpo
- Flexible possession available



