

# 31 GATEWAY AVE

SMITHVILLE, ON



PHELPS  HOMES



Nestled in our family-friendly 'Streamside' community in Smithville, this professionally designed detached home boasts 3 bedrooms, 3 baths, plus a finished basement with full in-law suite.

This open concept floor plan offers 9' ceilings, elevated modern lighting, and bespoke finishes throughout. Move-in ready with a large covered front porch, custom landscaping, and large fenced yard, imagine yourself living in this incomparable model home.

## BEDROOMS

- Beautiful Master bedroom with large walk-in closet, spa-inspired ensuite (glass-enclosed walk-in shower, vessel tub, double vanity, and warming floors)
- Pass-through ensuite/washroom access for second bedroom
- Large, spacious bedrms featuring abundant natural light
- Upper level with open-to-below loft space and large laundry room

## KITCHEN

- Entertaining kitchen with quartz countertops, gas stove, beverage fridge, extended island, designer cabinetry (featuring under & in-cabinet lighting), walk-in pantry, modern backsplash

## BASEMENT

- In-law suite featuring full washroom, walk-in closet, full kitchen with granite & quartz countertops, and open-concept living area
- Heated porcelain floors
- Large Egress windows

## SPECIAL FINISHES

- SmartHome package including tablets, security system, and speakers throughout home & garage
- Hardwood flooring, porcelain tiles, grand entryway design, elevated interior selections
- Modern trim, crown moulding, craftsman style doors, Venetian bronze hardware
- Polished concrete warming floor in garage

*Master Bedroom Ensuite*



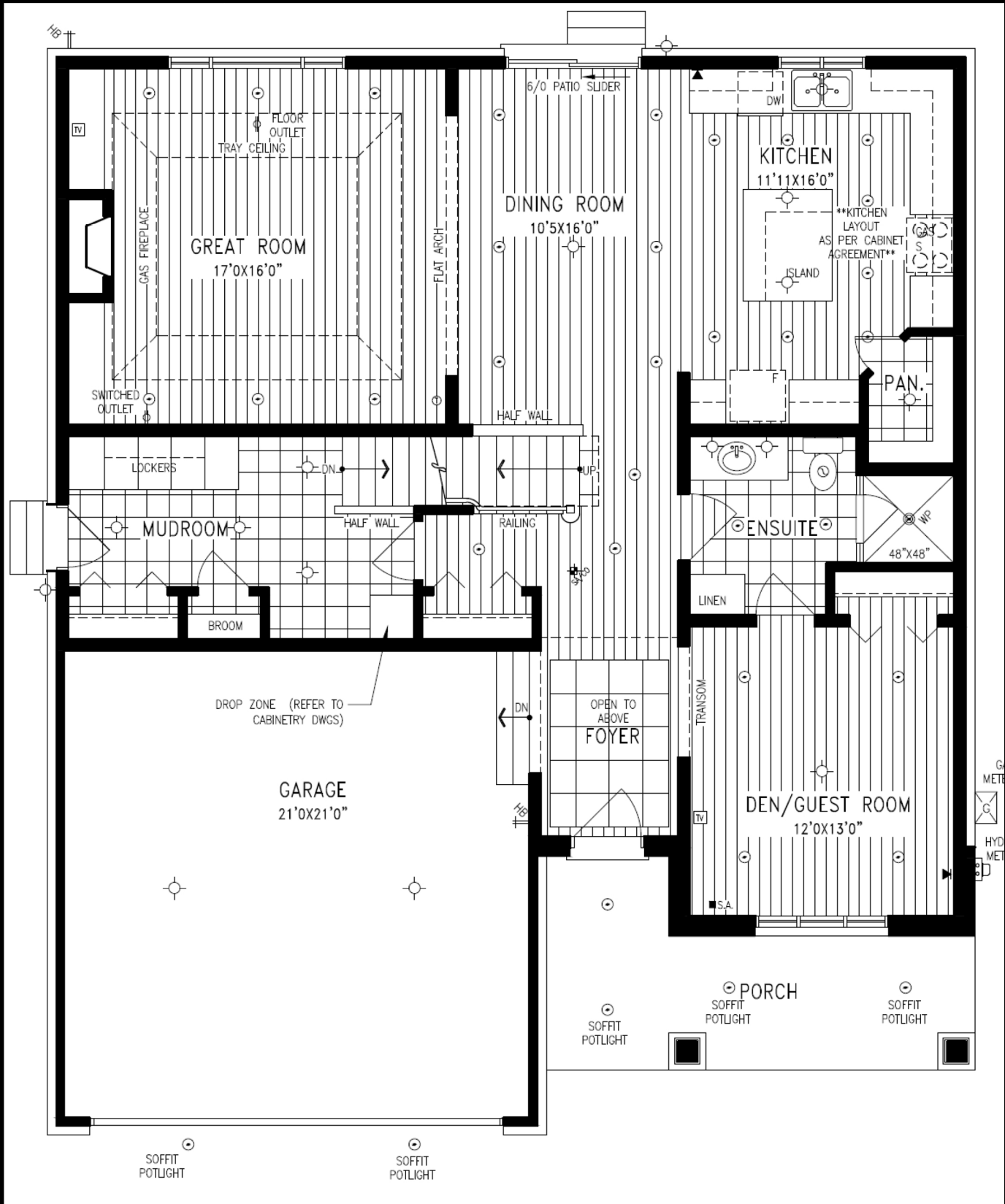
*Kitchen: In-law Suite*



*Smart Home Installation*







## Main Floor

For more information, contact:

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SECOND FLOOR PLAN ELEV. 'A'

## Second Floor

For more information, contact:

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