



**MEZCON CONSTRUCTION LTD.**



# FEATURES & FINISHES

## 83 HEARN AVE. GUELPH

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# HIGH QUALITY FINISHES

From project conception to the development and implementation of architectural plans, project management, mechanical, electrical, structural engineering and millwork, Mezcon is committed to complete customer satisfaction, quickly developing a growing list of satisfied clientele.

Below is a list of our standard quality finishes we include in our new home construction. Our goal is to raise the standard of 'builder grade,' and supply our clients with a premium turn key experience with no hidden fees. Honesty and integrity are what we are built on.

- **9 foot ceilings throughout main floor**
- **Oversized basement windows**
- **California ceilings throughout**
- **Hardwood and ceramic tile throughout**
- **LVP flooring throughout basement**
- **4 3/4 inch baseboard and 2 3/4 casing throughout**
- **Decora light switches and plugs throughout home, complete with dimmable pot lights**
- **Oak staircase with metal spindles (1st to 2nd floor)**
- **Lighting illuminating stair runs to second floor**
- **Full swing closet doors**
- **All closets to have wire shelving**
- **Gas fireplace with mantel on main floor**
- **Speaker system throughout home**
- **Second floor laundry**

# FEATURES & FINISHES

## CONTINUED

### + GOURMET KITCHEN

- Fully customized millwork with Maple interior throughout kitchen
  - Soft closing cabinet hardware
  - Hardwood flooring throughout
  - Custom range hood
  - Quartz coutertops
  - Ceramic backsplash
  - Hood fan with direct vent
  - Waterline for the fridge
  - Frigidaire appliances included
  - Wine rack and bar fridge
  - Natrual gas hookup for stove and BBQ
  - Three pendant lights over massive kitchen island
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### + EXTERIOR

- Red Brick exterior
  - Covered porch
  - Exterior pot lights
  - Professional landscaping
  - Paved finished driveway
  - New deck in backyard
  - 16 foot sliding glass doors
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### + LUXURY BATHROOMS

- Master bedroom ensuite with cosmetic bar
- Double vanity in both ensuite and second bathroom upstairs
- Luxurious walk in shower in ensuite
- Upgraded exhaust fans
- Pot light in the ensuite shower
- Upgraded vanities and fixtures
- Main bath-shower head and hand-held

## + BASEMENT APARTMENT

- One bedroom
- Seperate entrance
- 3 piece bathroom
- LVP flooring throughout
- Completed in 2020
- Custom kitchen cabinets
- Stainless steel appliances
- Quartz counters in both kitchen and bathrooms
- In-suite laundry

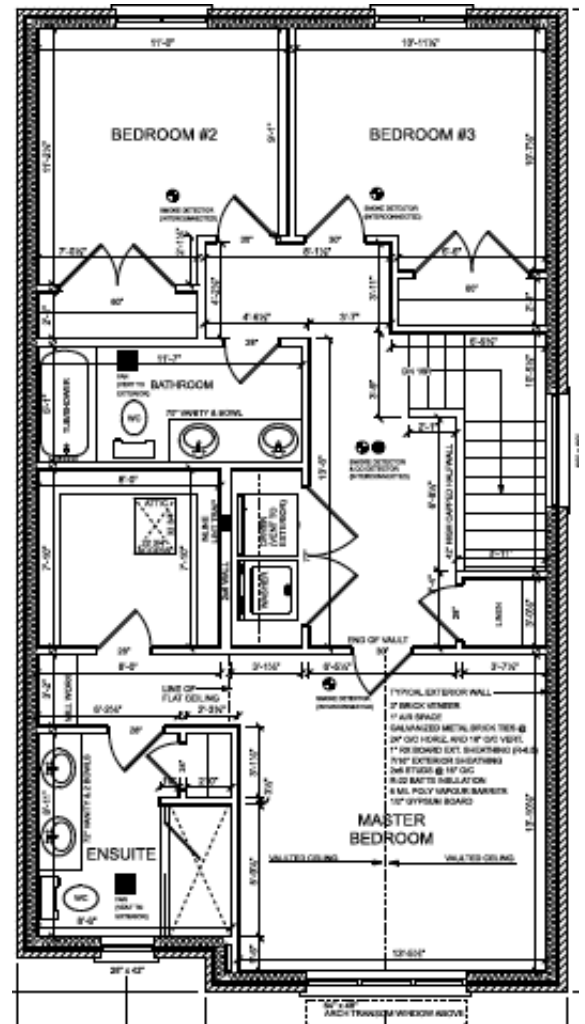
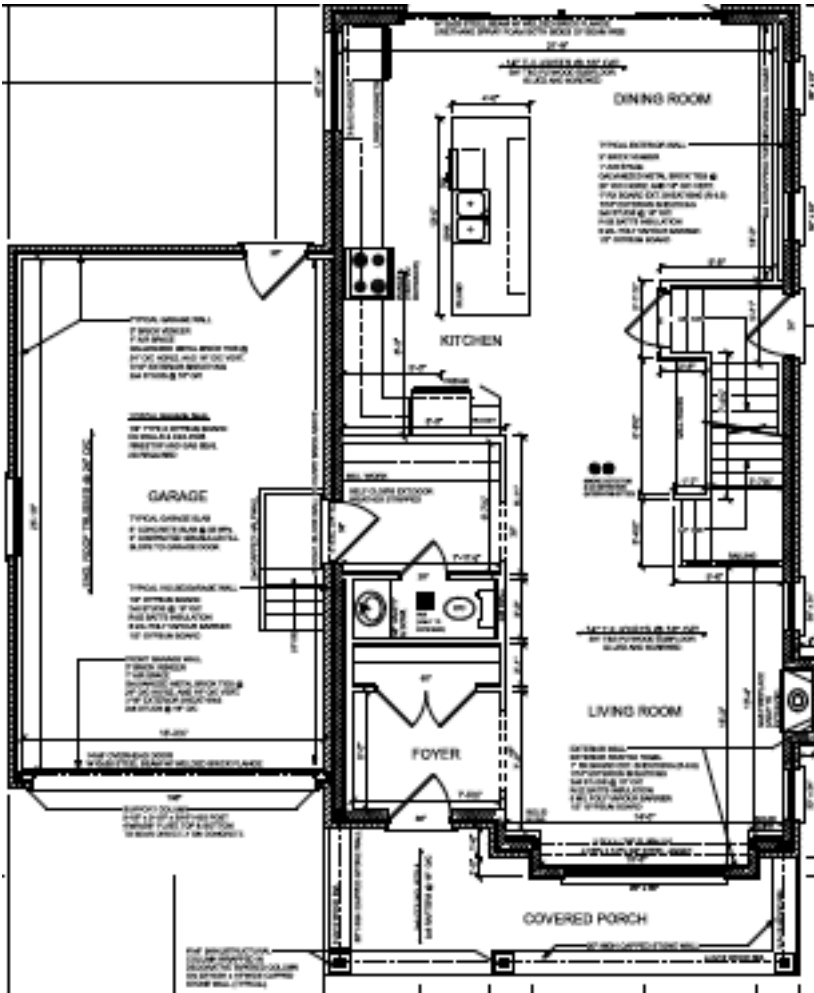
## + THE NUTS & BOLTS

- High efficiency furnace
- Air conditioning
- Smart Home Theromstat
- Wireless switching for exterior lights
- R-27 Insulated above-grade 2' X6' walls
- R-31 insulated Floor over unheated space
- R-60 in Attic
- Double pane windows
- Garage door opener installed
- 200 amp electrical service
- Electric car charger in garage
- Pot lights throughout garage

# 83 HEARN AVE GUELPH



# FLOOR PLANS



CENTRALLY LOCATED,  
 MINUTES TO ALL AMENITIES  
 & WALKING DISTANCE TO PARKS,  
 SCHOOLS, SHOPS & RESTURANTS

