

# 150 LUCAS CLOSE NORTHWEST

## A LOT YOU CAN'T REPLICATE 📍

- One of very few closed streets in Livingston; no cut-through traffic
- Direct access into green space with walking paths & a playground
- Mountain views from the main bedroom, deck, living & dining room
- West-facing pie-shaped lot with oversized backyard & meaningful distance between the neighbours

## KEY LAYOUT FEATURES 🏠

- No bedrooms above the garage
- No direct window-to-window sightlines with neighbours from bedroom windows
- Sound dampening insulation between main bedroom & adjacent bedroom
- Large walk-in closet

## SMART SECURITY & INFRASTRUCTURE ⚡

- Hardwired PoE security cameras & doorbell with NVR box
- Hardwired security system on exterior doors & key windows (with wired smoke monitoring in basement & wireless upstairs)
- Smart thermostat, smart lighting, Wi-Fi garage opener
- Second-floor terminated wireless access point rough-in
- Extra outlets & lighting added throughout (including basement)

## EXTERIOR & STRUCTURAL UPGRADES ✨

- Widened double-car attached garage (21') & expanded driveway (park up to 4 cars in the driveway)
- Class 4 impact-resistant shingles (2025)
- 65-mil vinyl deck with aluminum soffit
- Architectural exterior upgrades
- Added windows for increased natural lighting
- EV charging conduit rough-in
- Multiple exterior hose bibs

## INTERIOR QUALITY UPGRADES ✨

- Level 2 LVP flooring throughout (above builder-standard grade)
- Green Label Plus certified level 3 Berber carpet on stairs (for cleaner indoor air)
- Greenguard certified zebra blinds (for cleaner indoor air)
- Soft-close cabinetry with quartz countertops & maple cabinets throughout
- Carrier central air conditioner
- Gas rough-in for kitchen range
- Whirlpool appliances

## WALKOUT BASEMENT 📏

- Dual-tank Kinetico water softener (can be used with finished basement)
- Ready for future suite:
  - 9' basement ceilings
  - Separate basement lock on doors
  - Upgraded 200-amp panel
  - Gas T-connection, 3" backflow valves, vent stack installed
  - Drain rough-ins for kitchen, bath & laundry already in place
  - Multiple water shut-off valves & interconnected smoke alarm