

PROPERTY DETAILS

A lovely portico covered entrance keeps you sheltered from the elements. The large welcoming foyer is filled with natural light and has a marble vestibule area. Gleaming hardwood floors and cornice molding continue throughout the hall, main and second level.

Main Level

Living Room:

- Beautifully proportioned with tall ceilings
- Combined with the dining room allowing free flow entertaining
- 3 Oversized south facing windows
- Custom beamed and molded ceiling with inset halogen lighting

Dining Room:

- Large formal room featuring a very special barreled ceiling and side windows
- adjoins the Living Room
- Built-in speakers

Kitchen/Breakfast Room

- Sun-filled and suitable for large scale entertaining or family fun
- Plenty of custom and display cabinetry with granite countertops and back splash
- Double sinks
- Large centre island with granite counter, prep sink with garburator and breakfast bar
- Built-in desk
- Built-in speakers
- Walk-in pantry

Unique 2nd breakfast bar for 3 people with a granite counter and overlooking the family room

Breakfast Area:

- Sun-filled with 3 windows east, west and north, plus 2 skylights and a walk-out to the large deck
- Vaulted ceiling

Lovely three sided gas fireplace unites the kitchen and family areas perfectly.

Family Room

- With unique ceiling detailing
- Open concept to kitchen and breakfast room
- Wall to wall, floor to ceiling, north facing window ensemble
- Wall to wall built-in custom cabinetry and entertainment center
- Built-in speakers

Powder Room: 2 piece with pedestal sink and marble floor

Second Level

A solid wood staircase with custom wrought iron railings and wooden cap lead up to the 2nd level. There are 3 large windows to add plenty of light.

Master Suite:

- Enter this relaxing private getaway through double doors and immediately feel at peace
- Vaulted ceiling
- Gas fireplace with mantle
- 2 walk-outs to balcony with California shutters
- Large custom fitted walk-in closet with long hang,
- Short hang, 2 sets of drawers, an abundance of shelves and shoe cubbies (also access to attic)

Ensuite:

- 6 piece recently renovated spa type bath
- Heated marble floor with decorative inlay
- 2 person air jet bathtub
- Custom double vanity with marble counter, 2 mirrors and a mirrored medicine cabinet

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Bedroom

- Double custom fitted closet
- Wall to wall cabinetry with book shelves and window seat with storage inside
- Large window with California shutters

Semi Ensuite; 4 piece which is shared with the 3rd bedroom

3rd Bedroom/currently used as an office

- Double custom fitted closet
- Wall to wall cabinetry with book shelves and window seat with storage inside
- Large window with California shutters

4th Bedroom

- Coved ceiling with double cornice detailing
- 3 large windows with California shutters
- Single & double fitted closets

Ensuite:

- 4 piece
- Wall to wall mirror
- Pedestal sink
- Soaker tub
- Large windows with California shutters

Lower Level

Completely tiled with tall ceilings and an abundance of storage

Recreation Room;

- Gas fireplace with flanking book shelves and entertainment area
- Above grade windows provide plenty of natural light

Bath – 3 piece

- Renovated
- Pedestal sink

- Walk-up to garden
- Oversized double storage closet
- Wall to wall built in 2 person work station with built in desks

Office;

- Heated tile floor
- 2 large double closets
- 2 above grade windows
- Access to 4 piece bath

Bath; 4 piece

- Heated tile floor
- Soaker tub
- Large vanity

Side door entrance with double closet and bench seat storage plus a 2nd coat closet

Entrance to large double car garage

Inclusions: LG stainless steel fridge, Magic chef 4 burner gas cooktop, Miele built in stainless steel oven, Miele built in dishwasher, Panasonic microwave/convention oven, washer and dryer, all window coverings and California shutters, All electric light fixtures, In-ground sprinkler system, Security system, Natural gas hookup for barbeque, Central vac and attachments

Lot Size	40 x 115 feet
Heating	Forced air gas / Central Air
Drive	Private
Garage	Built-in double

Offering Price: \$2,388,000.

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