

PROPERTY DETAILS

Main Level

Welcome, you couldn't ask for a more Wonderful and Coveted family friendly location in Sherwood Park. This totally renovated home exudes traditional elegance with refined architectural details, a flowing design and a magnificent private oasis as your back yard!

Vestibule with tile flooring and then hardwood throughout the home

Foyer

- Built-in bench seat opening for storage
- Closet
- Cornice molding

Living Room – Gracious formal room

- Large bay window
- Gas fireplace with marble surround, hearth and wood mantle
- Built-in bookcases and display shelving flank the fireplace
- Leaded glass decorative window
- Cornice molding

Dining Room – Large formal room adjoining Living Room

- Window with leaded glass decorative panel
- Cornice molding

Chefs Kitchen/combined with Family Room – Totally renovated with an abundance of custom cabinetry, display cabinets and pull out drawers

- Large wrap around limestone counters and breakfast bar
- Top of the line appliance package includes a Sub-zero fridge and wine fridge, Viking Professional 6 burner gas stove with griddle and double ovens, pot filler, Miele dishwasher, garburator
- Built-in speaker

Family Room – Sensational sundrenched room with a 14' vaulted and beamed ceiling, a wall to wall window ensemble, walking-out to the huge deck, dining terrace and private magnificent landscaped gardens

- Custom built floor to ceiling field stone fireplace with pine mantle
- Custom built cabinets/entertainment centre flanking the fireplace
- Built-in speakers in family room and on the deck

Powder Room – 2 piece

- Renovated with a unique Old England corner sink to maximize space, Toto toilet

Second Level

Gracious oak staircase with landing and a stained glass leaded window

1st Bedroom/Office

- Custom oak wrap around cabinetry, built-in desk and leaded glass bookcase
- Decorative fireplace, wood surround and mantle
- Closet

2nd Bedroom

- Built-in shelving unit
- Closet

Main Bathroom – 4 piece

- Renovated
- Marble flooring
- Large vanity with marble counter
- Jacuzzi style bathtub

3rd Bedroom

- Bay window with bench seat
- Closet

4th Bedroom

- Closet
- North and West facing windows

83 Sheldrake Blvd.

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Third Level

Entirely dedicated to the private Master Suite

Dressing Area with 2 double custom fitted closets plus a single closet

Master Bedroom

- South facing window overlooking gardens
- Additional closet

Ensuite – 4 piece

- Renovated
- Seamless glass shower
- Custom Vanity with marble counter
- Over-sized Jacuzzi bathtub

Lower Level

Recreation Room

- Heated tile flooring
- 3 windows with California shutters

Bath – 3 piece

- Renovated
- Pedestal sink
- Shower

Laundry Room

- Kenmore washer & dryer
- Sink

2 double closets + storage under staircase and in furnace room

Landscaping

Rare 266; deep south lot with magnificent private and professionally landscaped perennial gardens including a San Juan salt water pool with waterfall, patios with unique curved stone wall, 2 cabanas one for storage and one for pool equipment both with electrical, hot tub (not working). Amazing deck/dinning spanning the entire width of the home plus storage area, all overlooking the breathtaking gardens and pool.

Outdoor lighting system (front and back)
Water sprinkler system (front and back)

Lot Size 33 x 266' south lot

Heating Conditioner Forced Air Gas/Air

Taxes \$10,963.32 2015

Driveway Private with parking for 5+ cars

Possession 120 days/TBA

Inclusions Sub-zero fridge, Viking Professional 6 burner gas stove with griddle and double ovens, Mile dishwasher, Wine fridge, garburator, Built-in TV, Kenmore washer, dryer, all electric light fixtures (except as noted), all pool equipment including heater, All existing California shutters, Hot water on demand

Exclusions Mirror with wrought iron base in living room, light fixtures in dining room and second floor hallway

Offering Price: \$2,395,000.

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