

PROPERTY DETAILS

Main Level

Dark stained oak hardwood flooring throughout main and second floor with beveled glass French door entry to living and dining rooms

Foyer

- Custom glass entrance door
- Marble flooring
- Closet

Living Room – Gracious formal room combined with the Dining Room

- Double beveled glass French entry doors from the foyer
- Wall to wall window ensemble in north facing bay area
- Cornice molding

Dining Room – Gracious large formal room

- Large west facing window
- Cornice molding

Powder Room – 2 piece

- Renovated with a pedestal sink

Kitchen/Breakfast – Sun filled, Renovated custom kitchen combined with the Family Room

- Large wrap around slab granite counters and breakfast bar
- An abundance of floor to ceiling custom cabinetry, display cabinets and pull-out drawers
- Appliances include S/S Kitchen Aid Fridge, G.E. Stove, New S/S Bosch B/I Dishwasher(2016)
- Telephone/Computer area with bookshelves and surrounding cabinetry

Family Room/Breakfast Area – Extremely spacious sun filled area with an abundance of south facing windows and walk-out to the deck and landscaped gardens

- Custom built floor to ceiling cut stone gas fireplace
- Custom built cabinets flanking the fireplace
- Double French door walk-out to deck with a custom wrought iron railing
- Cornice molding

Mud Room/Side Door Entry

Second Level

Gracious curved oak staircase with custom iron railing, Beautiful natural light fills this area through a series of large windows on the landing.

2 Linen Closets in main hallway

Master Bedroom

- His and Her Walk-in closet
- Large north facing window

Ensuite– 5 piece

- Skylight
- Built-in medicine cabinet
- Marble counter top
- Air jet bathtub
- Seamless glass shower

2nd Bedroom

- Double closet

Main Bathroom – 5 piece

- Renovated
- Skylight

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3rd Bedroom

- Double closet
- South and North facing windows

4th Bedroom

- Double closet
- South facing window

Lower Level

Completely finished with new broadloom

Recreation Room – Pool Table Size!

- Custom cut stone gas fireplace
- Large south facing windows allow for plenty of natural light

Laundry Area – Kenmore Washer and Kitchen Aid Dryer

Walk-in Cedar Closet

Bathroom – 3 piece

5th Bedroom/Office

- Double French door entry
- Walk-in Closet
- North facing, above grade window

Note Worthy

2001 - New 3 storey addition,
Custom kitchen with granite countertops
New hardwood floors
Bathrooms renovated
New marble foyer
2 New skylights added
Upgraded windows
Custom gas fireplaces added in family
& recreation

2015 - Landscaped front and back
New rear deck and wrought iron railings
New cedar side entrance and
wrought iron railings
New stone front entrance and wrought
iron railings
New basement carpet

Lot Size 40 x 131.58

Heating Hot Water Gas/Air
Conditioner

Taxes \$6,392.77 (2015)

Garage Double Detached with built-in
cedar closet

Driveway Private with parking for 3+ cars

Possession 60 days/TBA

Inclusions Fridge, Stove, Dishwasher,
Washer, Dryer, All light fixtures,
Broadloom where laid, All window
coverings, Garage door opener

Offering Price:

\$1,799,000.

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