

PROPERTY DETAILS

A lovely portico covered entrance keeps you sheltered from the elements. The 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 a stunning custom beamed and molded ceiling
- Oversized south window
- Combined with the dining room allowing free flow entertaining

Dining Room:

- Large formal room featuring a very special barreled ceiling and side window

Powder Room: 2 piece with marble floor

Kitchen

- Perfect cooks kitchen with plenty of custom and display cabinetry and granite countertops
- Stainless steel top of the line appliances
- Double sinks
- Built-in speakers

Breakfast Area:

- Built-in desk
- Bar Servery area/

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

Games Area/Casual Dining:

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

Family Room

- With unique ceiling detailing
- Open concept to games, casual dining
- Wall to wall, floor to ceiling, north facing window ensemble
- Wall to wall built-in custom cabinetry and entertainment center

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:

- Vaulted ceiling
- Gas fireplace with mantle and sitting area
- Walk-out to balcony that overlooks the gardens, pool and spa
- Large custom fitted walk-in closet

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Ensuite: 5 piece

- Heated marble floor
- 2 person Jacuzzi bathtub
- Custom double vanity with marble counter
- Seamless glass shower with handheld and rain-head shower

2nd Bedroom

- Double closet
- Large window with California shutters

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

3rd Bedroom

- Double closet
- Large window with California shutters

4th Bedroom/Currently used as an office

- Built-in bookshelves
- Large window with California shutters
- Cedar closet

Main Bath: 4 piece

- Large marble vanity

Lower Level

Completely tiled and broadloomed with tall ceilings and an abundance of storage

Recreation Room;

- Gas fireplace with flanking book shelves and entertainment area
- Walk-up to the gardens and pool area
- Built-in cabinetry – Could become a 2nd kitchen

5th Bedroom

- Window
- Double closet
- Broadloom

Bath: 4 piece

- Heated tile floor
- Soaker tub
- Large vanity

Entrance to 1 ½ car garage

Separate side entrance with a deep single & a double closet

Lot Size 30 x 135 feet

Heating Forced air gas / Central Air (both rented)

Drive Private

Garage Built-in

Possession 90 days/TBA

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Gardens & Pool/Spa

Both the front and back of this home has been professionally landscaped and is always blooming. The family room has a walk-out to a large dining deck, BBQ and sitting area overlooking and walking down to the magnificent gunite inground pool/whirlpool with a waterfall feature and underwater lighting; custom designed and built by Bonavista Pools.

INCLUSIONS: Stainless steel top of the line appliances in the kitchen, fridge & freezer in the basement, washer & dryer
All light fixtures including the chandelier in the Dining Rm & Family Rm., all California shutters, Draperies in the Family room and 2nd bedroom, Alarm system (rented), Furnace & CAC (rented). All pool equipment including the pool management system.

EXCLUSIONS: Wine fridge, all indoor/outdoor furniture including BBQ, All outdoor garden planters and decor

Offering Price: \$2,695,000

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