



Features & Improvements

125 TOLHOUSE COURT

Recent Improvements & Systems

- New roof and gutters 2026
- New garage doors installed September 2026
- Upstairs HVAC system replaced in 2025
- Dehumidifiers on upstairs and basement HVAC systems
- Upgraded air filtration on all levels; additional CAP600 filter upstairs
- Septic tank pumped in July 2026
- All smoke detectors recently replaced

Interior Living & Kitchen

- Beautiful hardwood floors throughout the home
- Large bonus room ideal for media, playroom or additional living space
- Fully finished terrace level with full bath offering exceptional versatility
- Stunning kitchen with quartzite countertops, oversized island, abundant cabinetry, huge walk-in pantry with exceptional storage
- Large open concept floorplan with beamed ceilings in the keeping room and coffered ceilings in the formal living room
- \$3,000 custom mudroom upgrade for added style and convenience
- \$1,600 upgraded shower glass in the children's bathrooms

Primary Suite & Bedrooms

- Expansive primary suite with private sitting area
- Spa-inspired bath with dual vanities, soaking tub and separate shower
- Marble finishes in primary bathroom
- Oversized walk-in closet with exceptional storage and organization
- Spacious secondary bedrooms with well-appointed en-suite baths

Outdoor Living & Kingsley Estates

- Rare flat yard for play, recreation and gatherings
- Exclusive gated Kingsley Estates with resort-style pool, clubhouse and tennis courts
- Vibrant, social neighborhood with strong community and active lifestyle
- Sought-after schools: Birmingham Falls Elementary, Northwestern Middle and Cambridge High