

# SPECIFICATIONS

# 22 LESMAR DRIVE

Lot Size:	48.55 x 135 feet <i>(per Land Registry)</i> Existing survey available.
Taxes:	\$10,707.87 <i>(2024)</i>
Bathrooms:	1 x 5-piece <i>(2nd floor primary ensuite bathroom)</i> 1 x 4-piece <i>(2nd floor family bathroom)</i> 1 x 3-piece <i>(2nd floor ensuite bathroom)</i> 1 x 3-piece <i>(lower level family bathroom)</i> 1 x 2-piece <i>(ground level powder room)</i>
Parking:	Attached 45' x 9'10" finished garage with automatic garage door, remote opener, rear access via large double doorway and tandem parking for two and a half (2.5) vehicles. Private drive with parking for (2) two additional vehicles <i>(tandem)</i> .
Comfort:	Forced air gas heating system. Central air conditioning system. Two (2) fireplaces <i>(gas and electric)</i> . Central VAC system. Gas line hook-up for BBQ and outdoor fireplace
Please Include:	Jennair built-in stainless-steel 48" dual-fuel range 42" black-interior stainless steel fridge Built-in Stainless steel bar fridge, microwave and dishwasher. Napoleon gas fireplace with remote. Dimplex IgniteXL 60" Linear Electric Fireplace and remote. Whirlpool Signature full-size black stainless steel washer and dryer. Freezer chest located in utility room. Existing exterior security cameras. Alarm system <i>(Buyer to arrange and pay for own monitoring)</i> Ring door bell. Garage door remote. Central VAC unit and associated hardware located in garage. All built-in shelves, drawers and cabinets throughout. All light fixtures. All window coverings.
Possession:	24 July 2025 or to be arranged.
Offered at:	\$2,995,000
Please Note:	Listing agent has Schedules B and C for all Offers. Carson Dunlop Home Inspection Report available upon request.

MAIN FLOOR <i>(10' ceilings)</i>	
FOYER: <i>Custom entry door with side-light. Live-edge wooden ledge. Large double hall closet. Vaulted ceiling. Crown moldings. Custom tile flooring. High baseboards.</i>	BUTLER'S PANTRY & SERVERY: <i>Pass-through between kitchen &amp; dining room. Large separate food pantry with custom glass entry door &amp; tall built-in shelving. Built-in stainless steel bar/wine fridge. Custom cabinets with glass doors and under-mount lighting. Ceasar stone quartz countertop with white subway-tile backsplash. Hardwood flooring. High baseboards. Halogen pot lighting.</i>
LIVING ROOM: <i>Open concept. Picture window. Custom blinds. Crown moldings. Real grass wallpaper. Hardwood flooring. High baseboards. Halogen pot lighting.</i>	FAMILY ROOM: <i>Open concept, overlooks kitchen, patio &amp; garden. Custom stone mantle with live-edge wood countertop &amp; built-in shelving. Napoleon gas fireplace with battery operated remote. Large windows with custom blinds. Hardwood flooring. High baseboards. Halogen pot lighting.</i>
DINING ROOM: <i>Open concept, overlooks living room &amp; front garden. Crown moldings. Real grass wallpaper. Hardwood flooring. High baseboards. Halogen pot lighting. Designer sputnik glass chandelier. Connected to servery.</i>	POWDER ROOM: <i>2-Piece washroom. Gorgeous new wall-paper. LED vanity lighting &amp; halogen pot lighting. Window with ledge. Built-in vanity with molded sink/countertop &amp; large storage drawers. Comfort-height toilet.</i>
CHEF'S KITCHEN: <i>Premium Jennair built-in stainless-steel appliances; 48" dual-fuel range with pot filler, custom range-hood, 42" black-interior fridge &amp; built-in dishwasher. Large centre island with full-length breakfast bar, built-in microwave, bar sink, pendant lamps, custom moldings, built-in waste organizers &amp; convenient electrical outlets. Custom cabinetry with accented glass doors, under-mount + interior lighting &amp; crown moldings. Custom designer tile with accent wall and special detailing above range. Cesarstone quartz countertops. Double stainless steel sink overlooking garden. Walk-out to renovated sundeck. Custom blinds. Hardwood flooring. High baseboards. Halogen pot lighting.</i>	GARAGE: <i>443 square-foot fully-finished tandem garage with parking for two (2) vehicles. Smooth ceilings &amp; drywall. Concrete flooring. Automatic garage door with remote opener. Pass-through feature: Large double doors to garden. Built-in shelving.</i>

SECOND FLOOR

LOWER LEVEL & EXTERIOR

LANDING:  
Large window with custom blinds.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

PRIMARY RETREAT:  
5-Piece ensuite bath.  
His/hers walk-in closets with built-in shelving & drawers.  
High coffered ceilings with beautiful crown moldings & chandelier.  
Large windows on two walls for great air-flow.  
Custom light-blocking blinds.  
Picture window with panoramic sky & garden views.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

5-PIECE ENSUITE:  
Spa-inspired 5-piece ensuite bathroom.  
Stunning custom in-laid wood & tile flooring.  
Freestanding soaker tub with chandelier & clear views.  
Large frameless glass shower with custom wood trim chrome rain shower head & adjustable chrome spray faucet, waterproof pot lights & mosaic tile flooring.  
Built-in vanity with matching wood finish, double sinks, LED lighting & generous storage.

SECOND BEDROOM:  
3-Piece ensuite bathroom.  
Walk-in closet with built-in organizers.  
Large picture window overlooking front gardens.  
Custom blinds.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

3-PIECE ENSUITE:  
Frameless glass shower.  
Adjustable chrome faucet.  
Custom tile surround & mosaic shower flooring.  
Stone tile flooring.  
Large window with custom blinds.  
Comfort height toilet.  
Halogen pot lighting.

THIRD BEDROOM:  
Walk-in closet with built-in organizers.  
Large windows overlooking rear gardens.  
Custom blinds.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

FOURTH BEDROOM:  
Grand double closet with built-in organizers.  
Large windows overlooking front gardens.  
Custom blinds.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

HALLWAY:  
Access to 4-piece family bathroom.  
Double closet with built-in storage for linen.

FAMILY BATHROOM:  
4-Piece bathroom.  
Large built-in vanity with stone countertop, under-mount sink, chrome faucet and excellent storage.  
Frameless glass shower/tub enclosure.  
Adjustable chrome shower head with sprayer.  
Operational window with convenient ledge & frosted glass for privacy.  
LED vanity light & halogen pot lighting.  
Hardwood flooring.

\*Protection Plus Security System \*

\*New extra security 'safe door system'; on basement walk out doors, front door and side door\*

\*Security Cameras around perimeter\* (driveway, backyard, sides of the house)

\*Outdoor lighting around perimeter for extra security\*



LANDING:  
Large open-concept area.  
Above grade window.  
Hardwood flooring. High baseboards.  
Halogen pot lighting.

RECREATION ROOM:  
Open concept, overlooks games area.  
New custom built-in soft touch entertainment unit.  
Dimplex IgniteXL Electric Fireplace with built-in touch controls, remote control system, Multi-Fire XD® Flame Effect, ceramic heating system, variety of brilliant colour themes & diamond-like acrylic ice ember bed presets.  
Custom mantle with moldings & wall-mounted TV.  
Above grade windows with custom blinds.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

GAMES ROOM:  
Open concept.  
Large double glass doors, walk-out to garden.  
Custom DJ-booth. (Can be converted into bar)  
Large area, suitable for billiards table & mixed-use.  
Hardwood flooring.  
High baseboards.  
Halogen pot lighting.

FIFTH BEDROOM/  
HOME GYM:  
Above grade windows overlooking front garden.  
Custom blinds.  
Hardwood flooring underneath removable custom rubber gym flooring.  
High baseboards.  
Halogen pot lighting.

3-PIECE BATHROOM  
Beautifully renovated, spa-inspired.  
Frameless tempered glass shower.  
Custom designer tile surround & mosaic floor tile.  
Built-in vanity with molded sink/countertop.  
Adjustable chrome spray shower head.  
Built-in storage cabinets.  
Halogen pot lighting.  
Stone tile flooring.

LAUNDRY ROOM:  
Renovated.  
Newly built-in Whirlpool signature series full-size, black stainless steel washer & dryer.  
Stainless steel laundry sink and chrome spray faucet  
Built-in cabinet storage.  
Custom countertop, wall-mounted cabinets & shelving with hanging rod for drying clothes.  
Tile flooring with floor drain.  
Access to cold storage room.

COLD STORAGE:  
Separate room. Tandem off laundry room.  
Built-in shelving for uber storage.  
Above grade windows.  
Smooth ceiling with overhead light.  
Concrete flooring.

FRONT PORCH:  
Covered porch.  
Beautiful custom stone masonry stairs and landing.  
Sleek tempered glass railings.  
Modern wall sconces.  
Ring doorbell/ security camera.

REAR GARDEN:  
Fenced, pool-size yard.  
Large renovated sundeck.  
Napoleon gas BBQ & fireplace table.  
Modern tempered glass railings.  
Large lower patio area with custom stone masonry.  
Exterior pot lighting, modern wall sconces  
LED fence pillar accent lighting.  
Custom masonry stone stairs to lower level.  
Double-door access to attached garage.

SIDE ENTRY:.  
Exterior surveillance cameras.  
Custom door with window.  
Convenient access to Powder Room.

\*All levels feature central vacuum outlets\*

HOME INSPECTION  
Report Summary

This Report Summary reflects the key findings of our inspection.

ABOUT THE HOME

This well-built home is in good condition overall and has been well maintained.

- **Roofing** – The shingles are premium quality and will last longer than conventional shingles.
- **Exterior** – The masonry and siding are in good condition overall.
- **Structure** – The structure has performed well, with no evidence of significant movement.
- **Electrical** – The home has a 200-amp electrical service. This is larger than typical for a home such as this and should provide excellent electrical capacity.
- **Electrical** – The visible distribution wiring is copper - this is the preferred wiring material.
- **Heating and Cooling** – Both the heating and cooling system are high quality, energy-efficient systems.
- **Heating** – The heating system includes a nine-year-old gas-fired high-efficiency furnace, which has a typical life expectancy of fifteen to twenty years.
- **Cooling** – The air conditioner is eight-years old, with a typical life expectancy of ten to fifteen years, if well maintained and serviced regularly.
- **Plumbing** – All visible supply plumbing in the home is copper and PEX. PEX is a very common supply plumbing material.
- **Interior** – The basement has been professionally finished.
- **Interior** – High quality interior finishes were noted throughout the home.
- **Interior** – The windows in the home are high-quality, energy-efficient units.

ITEMS THAT MAY REQUIRE ATTENTION

- We did not identify any significant expenses over the short term.

**FOR THE BUYER:** This report summary is an unbiased overview of the home based on our inspection. Contact us to book an on-site review with the original inspector.

WHAT IS A HOME INSPECTION?

A home inspection is an in-field performance evaluation conducted to provide information about the present condition of the home, based on a visual inspection of the readily accessible features.

ABOUT THE REPORT SUMMARY

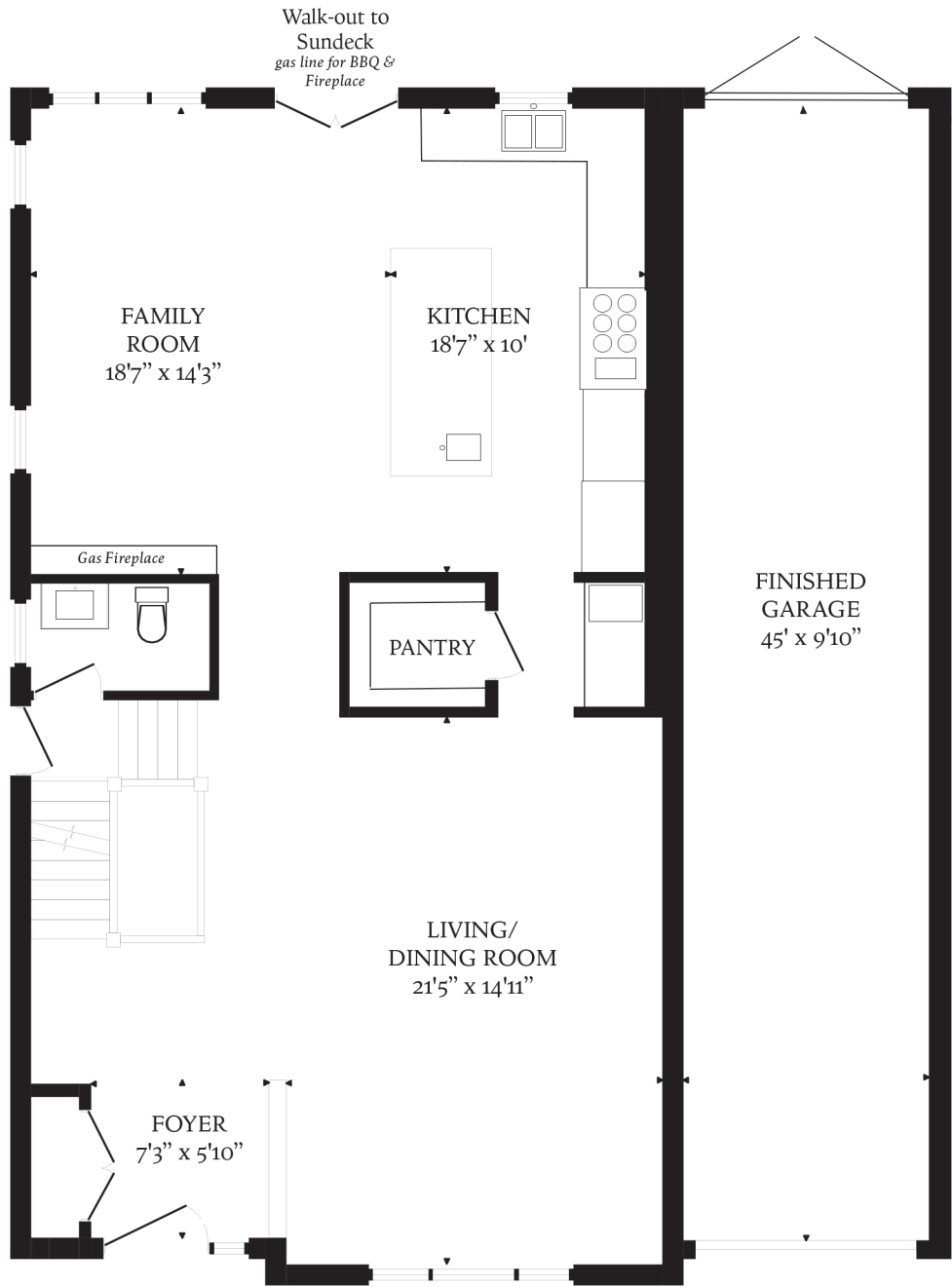
While this summary reflects the key findings from the inspection, it does not contain all the information provided in the complete report.

THE CARSON DUNLOP DIFFERENCE

Carson Dunlop is a Consulting Engineering firm that has performed over 150,000 home inspections in the GTA since 1978. With over 40 years of experience, you can count on us for the information you need – when you need it. Our highly-trained inspectors are known for their knowledge and professionalism. Plus, our easy-to-read, informative inspection reports will empower you to make great decisions about your home.



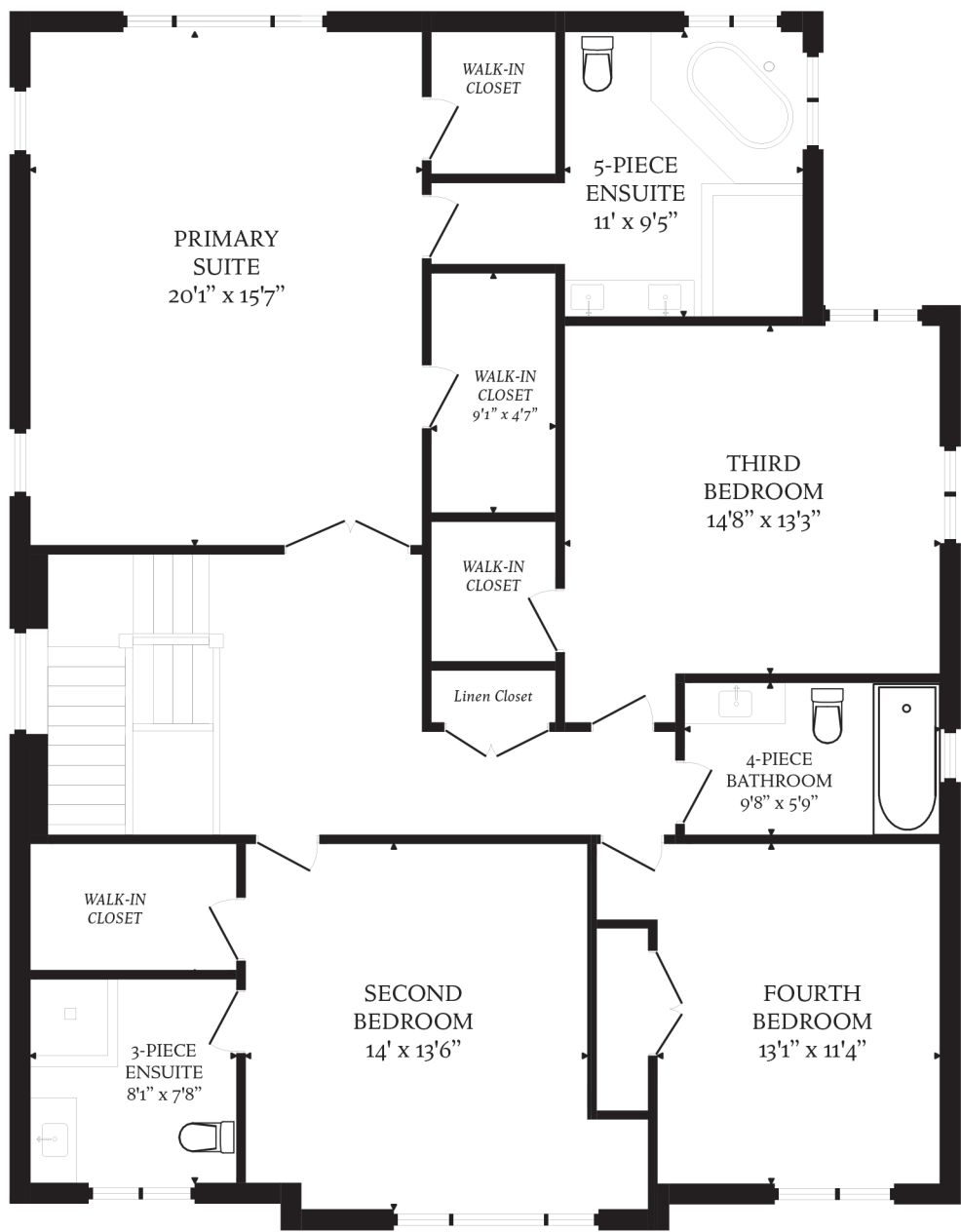
MAIN FLOOR  
(10' ceilings)



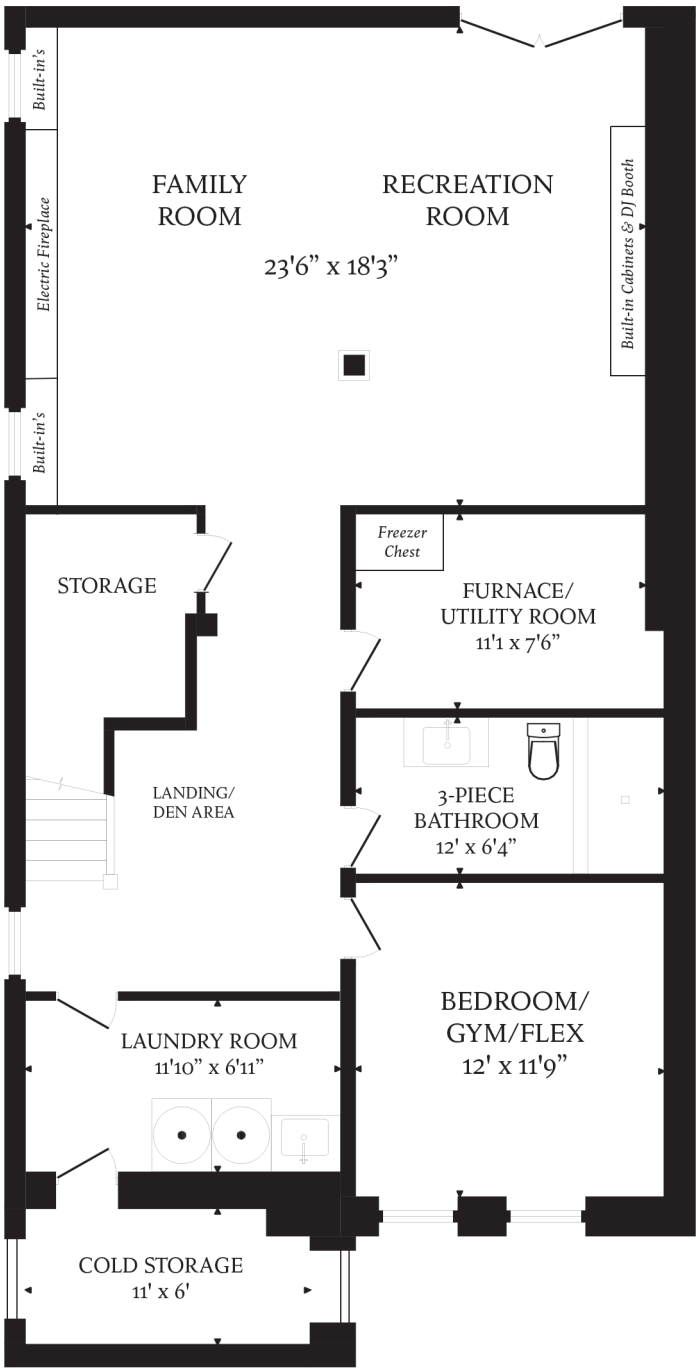
1250 SQUARE FEET  
+ 443sf Finished Garage



SECOND FLOOR  
1725 Square Feet



LOWER LEVEL  
1330 Square Feet



IMPROVEMENTS BY  
CURRENT OWNERS

- ~ Custom window coverings throughout
- ~ Renovation of Laundry Room (cabinets, countertop, backsplash accent wall, shelving & rod)
- ~ Renovation of lower level family bathroom
- ~ Custom rubber mat flooring (easily removable) in Gym/Fifth Bedroom
- ~ Luxury soft-touch entertainment unit with built-in 60' Dimplex Ignite XL electric fireplace, storage cabinets & mantle featuring molded façade
- ~ Gorgeous real Grass Wallpaper accent wall in Dining Room
- ~ Accent wallpaper in main floor powder room

ADDED SECURITY FEATURES

- ~ Protection Plus Security System
- ~ Extra security 'safe door system' on front door, side door and lower level walk-out doors
- ~ New security cameras around the perimeter: Driveway, Backyard and both sides of home
- ~ Ring Doorbell with security camera and intercom
- ~ Perimeter outdoor lighting for extra security
- ~ NEST Thermostat