

RINA DIRISIO
REAL ESTATE, BUT BETTER



30 BRITNELL COURT

KING CITY



EXPERIENCE SERENE VILLAGE LIVING ON THE SCENIC OAK RIDGES MORaine IN KING CITY'S PRESTIGIOUS KING'S DEN ENCLAVE. SET ON A QUIET COURT OF LUXURY HOMES, THIS FAMILY-FRIENDLY NEIGHBOURHOOD IS SURROUNDED BY CREEKS, TRAILS, LAKES, AND CONSERVATION AREAS, OFFERING A PEACEFUL RETREAT NEAR THE CITY.

Enjoy nearby shops, restaurants, and essentials at King's Ridge Marketplace. Commuting is easy with Highway 400 just 9 minutes away, and the GO Train station is less than 5 minutes from home.

Impeccable curb appeal defines this home, with a stately stone and brick façade, elegant soffit lighting, and manicured landscaping with a fully automatic irrigation system. An extra-long, stone-lined driveway leads to a double garage with upgraded carriage-style doors. A graceful stone walkway, bordered by armour stone, enhances the serene front gardens.

The private backyard offers a true resort-style escape. It features a heated saltwater pool framed by natural stone coping, a large, upgraded stone patio, and multiple lounging, dining, and entertaining zones. A cabana with pot lights, a wood-slat ceiling, and a flat-screen TV adds style and shade, while lush gardens and a fully fenced yard with an ornate iron gate ensure beauty and privacy.

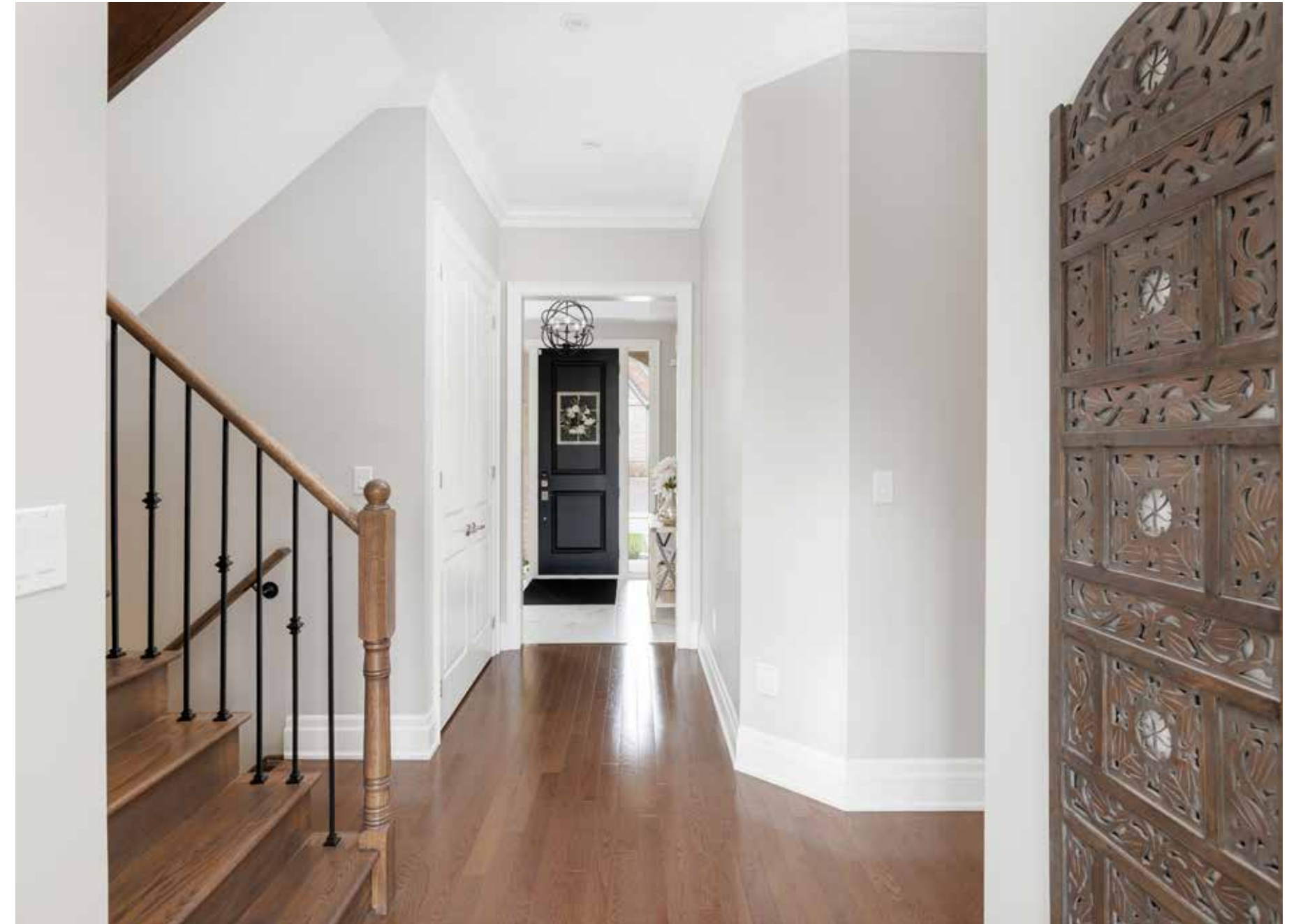
Step into refined luxury in this expansive home featuring four spacious bedrooms, three full bathrooms, two powder rooms, grand principal rooms, and a fully renovated lower level designed for family living and entertaining. Elegant details abound—tray ceilings, deep baseboards, crown mouldings, 10-foot main floor ceilings, hardwood throughout the main and second levels, and luxury vinyl plank in the basement. The home includes custom blinds, stone countertops, pot lights, upgraded chandeliers, Smart home automation, 200-amp service, an alarm system, and surveillance cameras. The family room offers a cozy gas fireplace, while the formal dining room connects to a chef's kitchen via a stylish servery. The kitchen impresses with floor-to-ceiling cabinetry, granite counters, Thermador appliances, a new built-in fridge/freezer and dishwasher (2024), and a sunny breakfast room with backyard access. All four upstairs bedrooms showcase refined design, including a luxurious primary suite with a tray ceiling and a spa-like 5-piece ensuite. The lower level features a home theatre, recreation room, wet bar, gym, chic 2-piece bath, and a hidden arcade beneath the stairs—blending comfort, style, and fun.

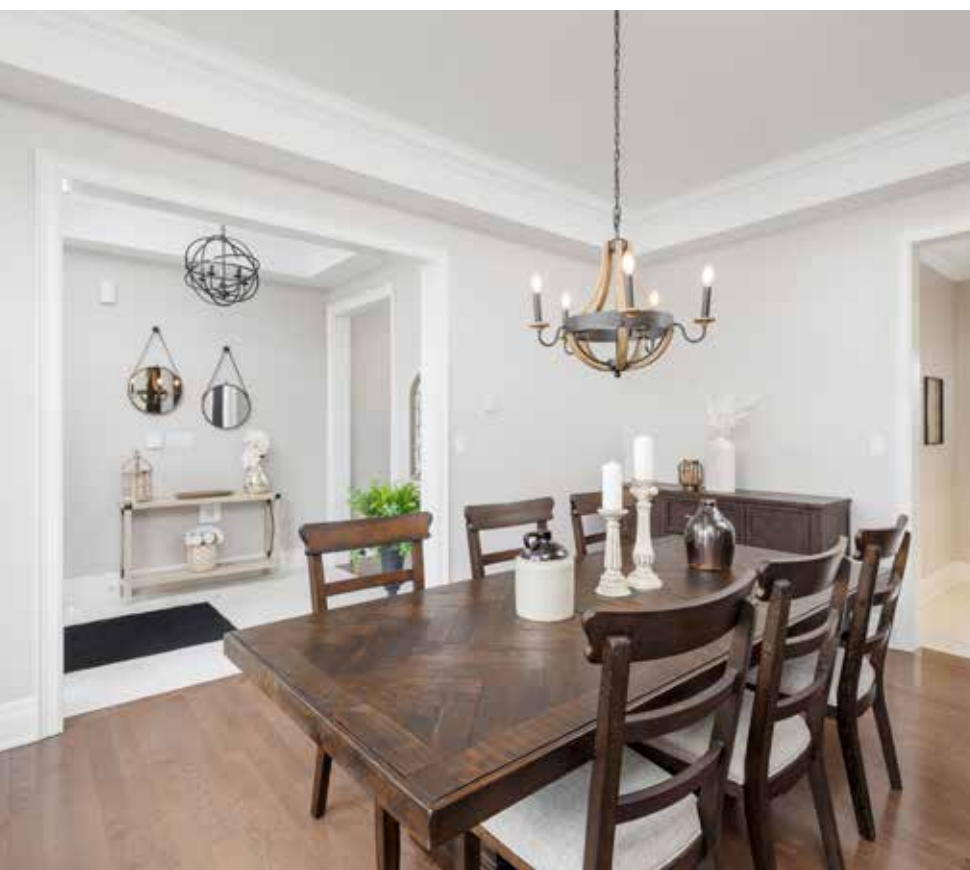
FOYER

- Extended-height entrance door with sidelights
- Tray ceiling with crown mouldings and orbit-style light fixture
- Oversized marble-look floor tiles
- Ten-foot main floor ceilings, 9-foot ceilings on the second level and extended height basement ceilings
- Impressive colour-matched staircase with iron pickets
- Extended-height interior doors including double door closet in the hall area
- Extra-deep baseboards and casings with integrated backband



MAIN LEVEL





DINING ROOM (15'8" FT X 11'8" FT)

- Tray ceiling with crown mouldings
- Restoration Hardware-style chandelier
- Beautiful hardwood floor
- Wall mirrors are included
- Large window with a custom blind





FAMILY ROOM (17.72 FT X 12.8 FT)

- Tray ceiling with crown mouldings
- Beautiful hardwood floor
- Pot lights and an elegant round chandelier
- Gas fireplace with a classic white mantel and prewired for a flat-panel TV above
- Two large windows with custom blinds
- TV is included



LAUNDRY ROOM

- Plenty of white upper cabinets with under-lighting
- Base cabinets with a granite counter and stainless steel under-mount sink
- Window with a custom blind
- Oversized marble-look floor tiles
- Upgraded chandelier
- High-efficiency washer and dryer with a wood counter above -great for folding laundry
- Inside entry to the attached double garage

BATHROOM (2-PIECE)

- Upgraded cabinetry with drawers
- One-piece moulded counter with an integrated sink
- Backlit mirror with an upgraded pebble-looktile backsplash
- Crown mouldings
- Oversized marble-look floor tiles



SERVERY

- Extensive white cabinetry
- Extended-height upper cabinets with under cabinet valance lighting
- Dramatic granite counter and deluxe oversized subway tile backsplash
- Crown mouldings
- Oversized marble-look floor tiles



KITCHEN (14'11" FT X 8'9" FT)

- Chic floor-to-ceiling white cabinetry
- Extended-height upper cabinets with upper glass cabinets and under cabinet valance lighting
- Double door pantry
- Island with a breakfast bar
- Dramatic granite counters and deluxe subway tile backsplash
- Pot lights and elegant island lighting
- Crown mouldings
- Oversized marble-look floor tiles
- Large window with a custom blind
- Deluxe Thermador stainless steel appliances including a brand new Thermador built-in fridge with 2 bottom drawers and built-in dishwasher (2024), built-in gas cooktop, built-in oven, and upgraded downdraft-style range hood fan

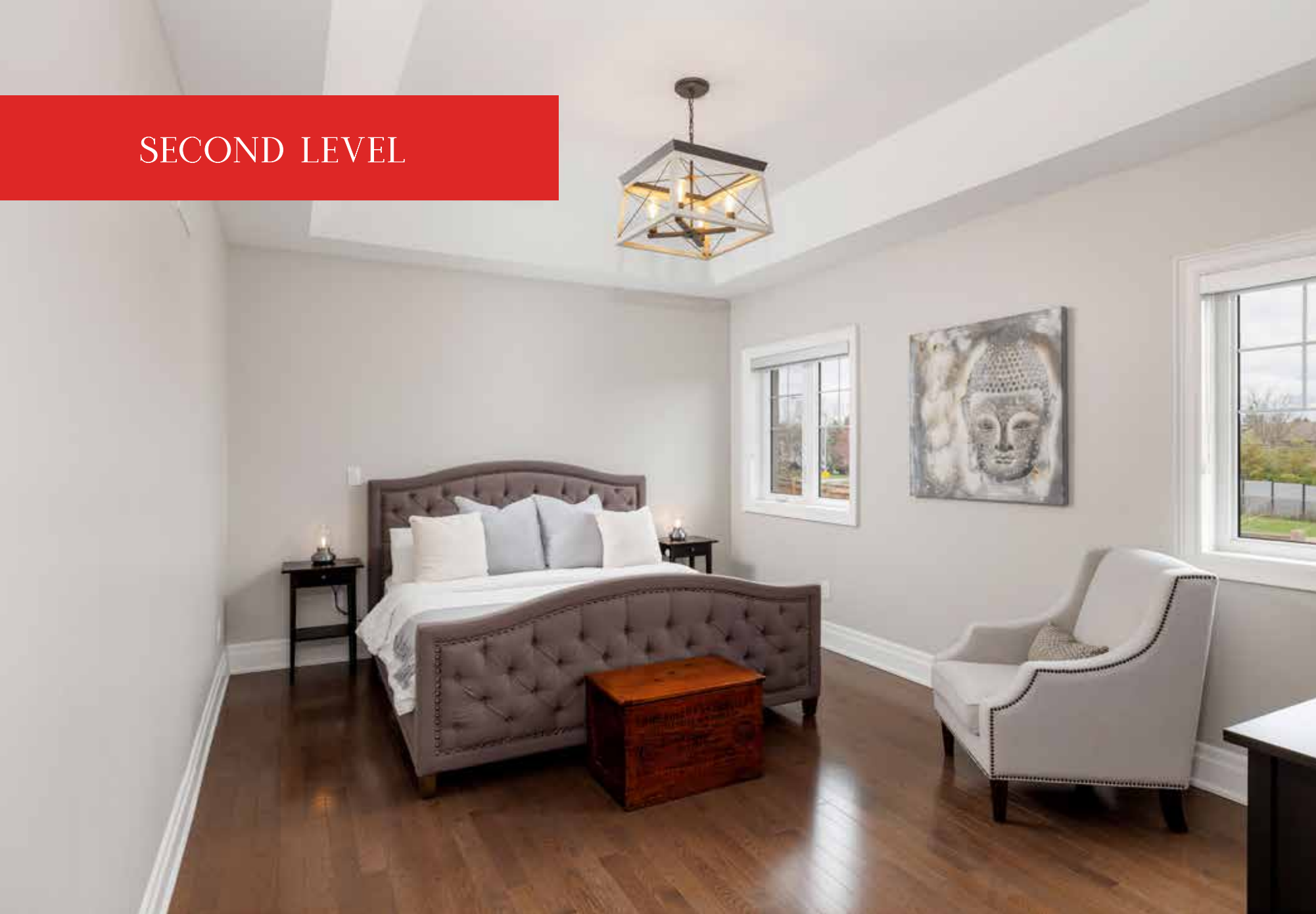




BREAKFAST ROOM (12'8" FT X 11'8" FT)

- Oversized marble-look floor tiles
- Pot lights and an elegant round chandelier
- Large window with a custom blind
- Crown mouldings
- Garden door walkout with a transom to the pool and patio

SECOND LEVEL



PRIMARY BEDROOM (24'10" FT X 12'2" FT)

- Double doors open to the vestibule with a tray ceiling and upgraded light fixture
- Deep tray ceiling with an upgraded chandelier in the bedroom area
- Beautiful hardwood floor
- Two windows with custom blinds, pool and treetop views
- Walk-in closet with a deluxe organizer with built-in drawers, adjustable shelving and double wardrobe hanging space
- TV is included

ENSUITE BATHROOM (5-PIECE)

- Upgraded dual vanities with drawers
- Marble counters with under-mount sinks
- Upgraded vanity lighting and exquisite chandelier
- Oversized stone-look floor tiles
- Corner windows with custom blinds
- Separate water closet with a window and custom blind
- Freestanding oval soaker tub with an upgraded tub filler with spray wand
- Oversized shower with a large-format stone-look tile surround, ceiling-mounted rain shower head, additional sliding diverter and a frameless glass panel enclosure





BEDROOM 2 (17'2" FT X 10'10" FT)

- Partial cathedral ceiling accommodating a large Palladian-style window
- Beautiful hardwood floor
- Upgraded ceiling light
- Two closets

SHARED ENSUITE BATH (4-PIECE)

- Ample white cabinetry
- Marble counter with an under-mount sink
- Upgraded vanity light and ceiling light
- Window with a custom blind
- Oversized neutral floor tiles
- Soaker tub/shower combination with neutral tile surround



BEDROOM 3 (17'8" FT X 12'1" FT)

- Partial cathedral ceiling accommodating a large Palladian-style window
- Beautiful hardwood floor
- Track-style lighting
- Double closet
- Semi-ensuite privileges



BEDROOM 4 (11'8" FT X 16'0" FT)

- Beautiful hardwood floor
- Large window with a custom blind
- Double closet
- Semi-ensuite privileges

ENSUITE BATHROOM (3-PIECE)

- Upgraded modern woodgrain cabinetry
- Marble counter with an under-mount sink and upgraded vanity light
- Window with a custom blind
- Oversized neutral floor tiles
- Extra-large shower with upgraded tile surround, and frameless glass enclosure

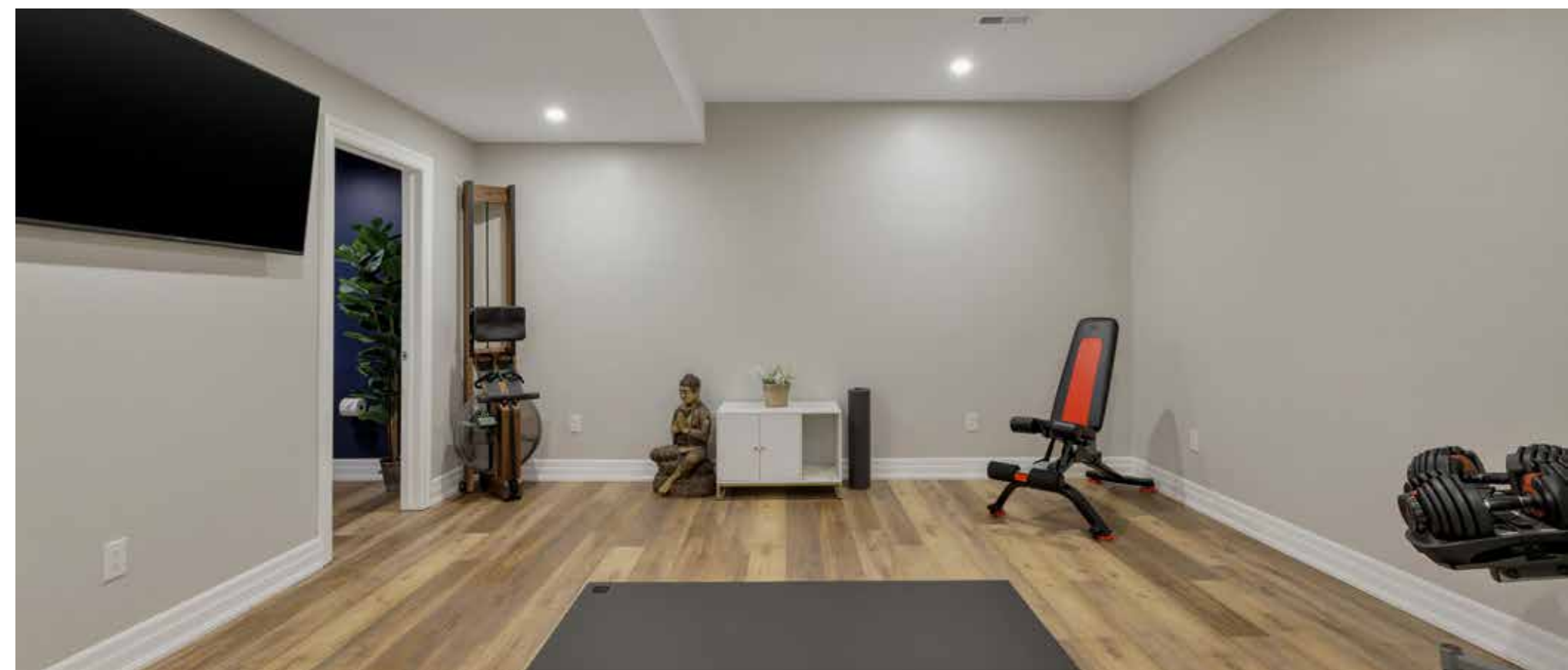


LOWER LEVEL



HOME GYM (18'4" FT X 15'6" FT)

- Luxury vinyl plank floor
- Extensive pot lighting
- TV is included
- Access door to the cold room



BATHROOM (2-PIECE)

- Luxury vinyl plank floor
- White plumbing fixtures including a pedestal sink

WET BAR AREA (14'6" FT X 2'8" FT)

- Upgraded cabinetry with drawers
- Stone counter with an under-mount sink
- Shiplap feature wall with display shelving
- Stainless steel under-counter beverage/wine fridge



RECREATION ROOM (20'6" FT X 12'6" FT)

- Luxury vinyl plank floor
- Wood-slat feature wall
- Extensive pot lighting
- Upgraded pool table light
- Upgraded pool table and accessories are included





HOME THEATRE ROOM (16'8" FT X 12'6" FT)

- Luxury vinyl plank floor
- Numerous pot lights
- Soundproofing
- TV is included
- Access door to the utility room



HIDDEN ARCADE & GAMES ROOM

- Secret room beneath the staircase
- Murphy door with built-in bookcases completes the disguise
- Arcade Machines Included

SCHOOLS

Elementary

King City Public School – 25 King Blvd, King City – 905-833-5115

Holy Name CES – 65 Spring Hill Dr, King City – 905-833-5852

Secondary

King City SS - 2001 King Road, King City – 905-833-5332 – email - king.city.ss@yrdsb.ca

Cardinal Carter CSS – 210 Bloomington Road, Aurora – 905-727-2455

(International Baccalaureate Diploma Program (IB))

Private Schools

The Country Day School – 13415 Dufferin St, King City – 905-833-1220

Villanova College – 2480 15th Sideroad, King City – 905-833-1909



Taxes: \$10,005 (2024)

Lot Size: 49.46 x 127.27 Feet

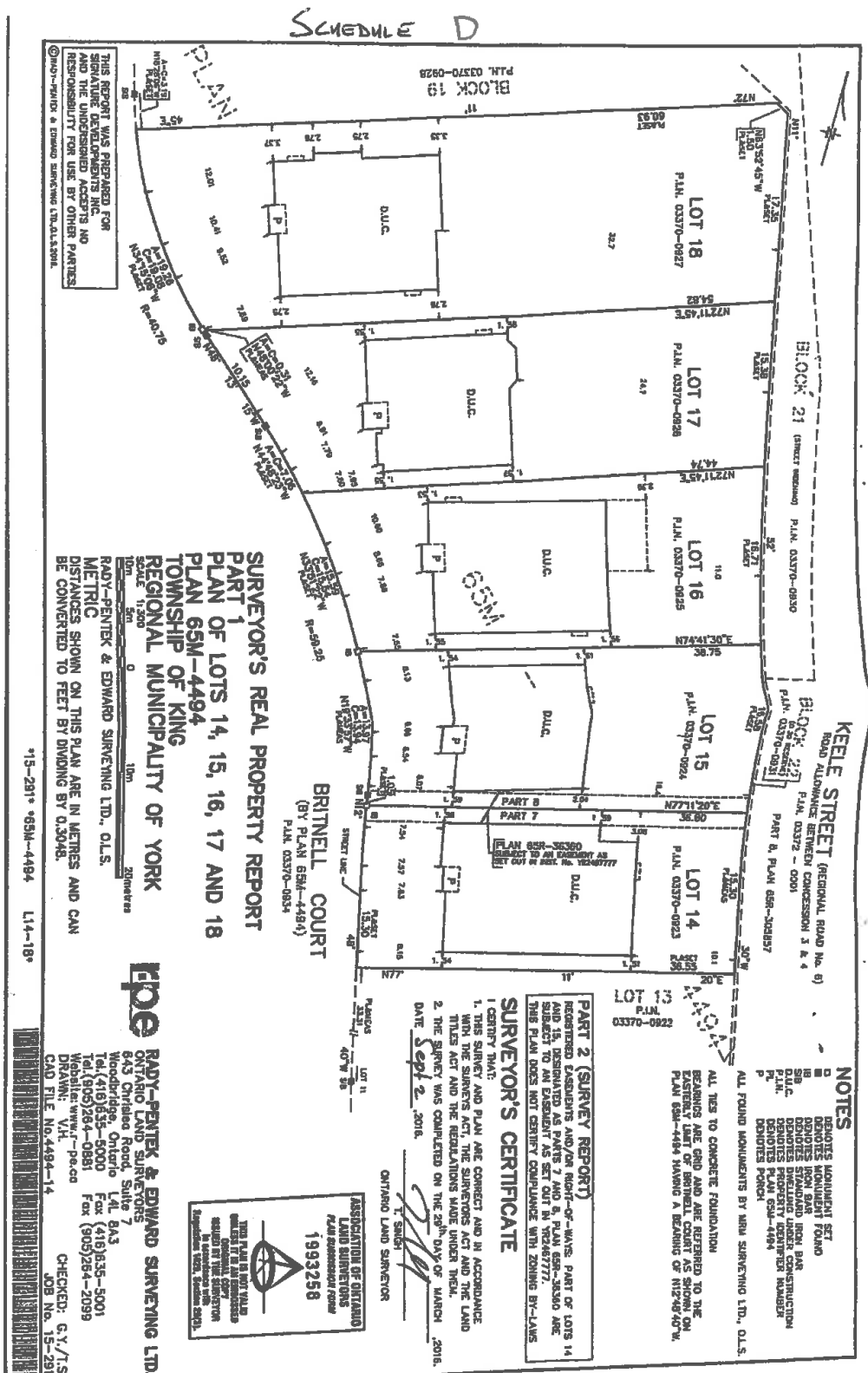
Inclusions: Built-In Fridge, gas cooktop, built-in oven, built-in dishwasher, washer, dryer, basement beverage fridge, 2 central vacuums with 3 hoses, all TV's including one in cabana, reverse osmosis system, water softener, all light fixtures, all window coverings, alarm system and cameras, pool table and accessories, Arcade Machines, electric garage door openers with battery backup and remotes, dining room mirrors, all pool equipment

Exclusions: Robot pool cleaner

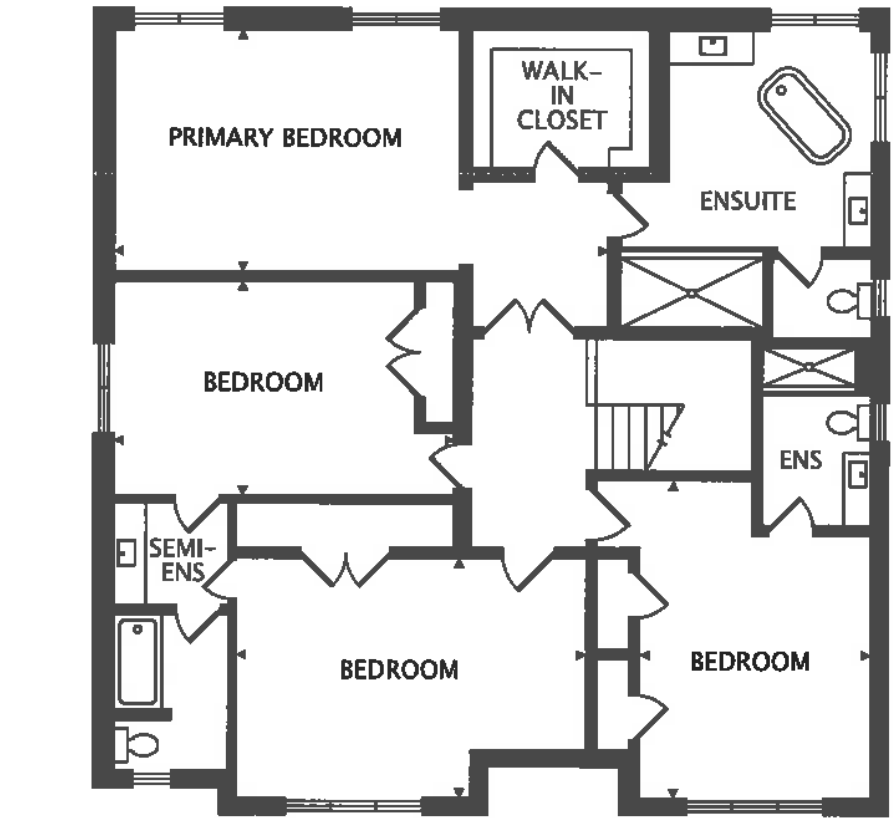
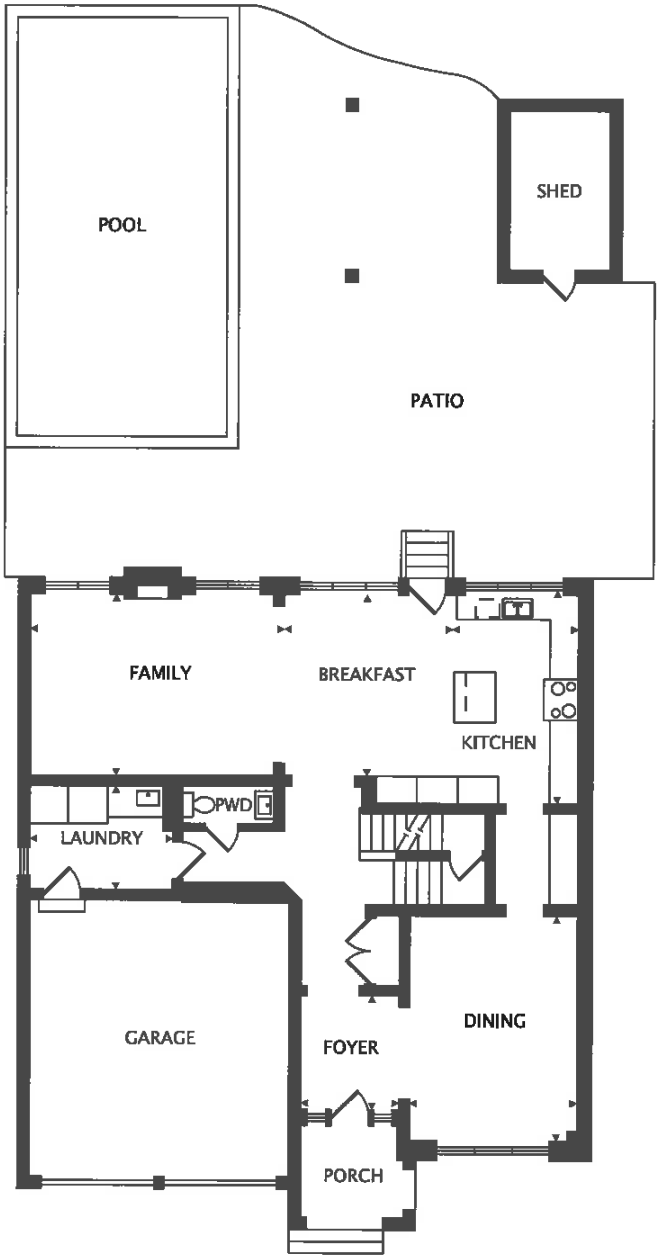




SURVEY



FLOOR PLAN



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.