

# *Special Features & Finishes*

## INTERIOR

- Modern Front Entry Door With Matching Sidelights
- Hardwood Flooring, Ceramic Tile & Luxury Vinyl Plank Throughout
- Walkable Tree-Lined Neighbourhood
- Steps To Tyandaga Golf Club
- Modern Updates Throughout

## MECHANICAL

- Roof - 2013
- Furnace ~ 2024 (Rental)
- Air-Conditioner - 2024 (Rental)
- Hot Water Heater - 2011 (Rental)
- Pool Liner - 2023
- Pool Salt Water Update - 2025
- Pool Pump - 2021
- Custom Pool Safety Cover - 2018

## EXTERIOR

- Four Car Driveway With One And Half Car Garage Facing Court
- Front Yard Interlock Walkway - 2022
- Professional Landscaping With Lighting
- Eavestroughs & Siding - 2021

## BACKYARD

- Muskoka-Esque Private Backyard
- Inground Salt Water Pool
- Pool Cabana With Built-In Tv, Overhead Fan & Gas Fire Table - 2018
- Backyard Garden Shed
- Interlock Hardscaping In Backyard - 2018
- Multiple Walkouts To Backyard



## KITCHEN

- Fully Renovated in 2020
- Open Concept Eat-In Kitchen
- Quartz Countertops & Subway Tile Backsplash
- Peninsula With Seating
- Recessed Lighting
- Stainless Steel Whirlpool 5-Burner Gas Stove
- Stainless Steel Whirlpool Refrigerator
- Stainless Steel Whirlpool Dishwasher
- Stainless Steel Whirlpool Rangehood
- Under Cabinet Lighting
- Overlooking Backyard
- Open Concept To Dining Room & Family Room

## FAMILY ROOM

- Gas Fireplace With Brick Surround & Wood Mantle
- Hardwood Flooring
- Window Overlooking Front Yard With California Shutters
- Recessed Lighting
- Statement Ceiling Beams
- Picture Frame Wall Moulding
- Double Skylights
- Walkout To Backyard

## DINING ROOM

- Centre Pendant Light
- Traditional Tyandaga Wainscotting
- Open Concept To Kitchen
- Window Overlooking Front Yard With California Shutters

## LIVING ROOM

- Vinyl Flooring
- Windows Overlooking Front And Side Yard With California Shutters
- Wood Slat Statement Wall

## LAUNDRY & MUDROOM

- Ceramic Tile Flooring
- Whirlpool Washer & Dryer With Laundry Sink
- Coat Closet
- Separate Walkouts To Garage, Side Yard/Driveway & Backyard



## SECOND LEVEL

### PRIMARY BEDROOM

- Overlooking Backyard
- Walnut Hardwood Flooring
- Skylight
- Guest Bedroom Utilized As Walk-In Closet For Primary Bedroom
- 3-Piece Ensuite Bathroom With Step-In Glass Enclosed Shower & Window Overlooking Backyard

### ADDITIONAL BEDROOMS

- Second Bedroom Overlooking Backyard
- Third & Fourth Bedrooms Overlooking Front Yard With California Shutters
- Spacious Closets
- Walnut Hardwood Flooring
- Fourth Bedroom Utilized As Walk-In Closet For Primary Bedroom

### GUEST BATHROOM

- 4-Piece Bathroom
- Tub/Shower Combo
- Window Overlooking Front Yard With California Shutters
- Statement Tile Flooring

## LOWER LEVEL

### BASEMENT

- Open Concept Family Room & Recreation Room
- Vinyl Flooring Throughout
- Custom Built-In Media Unit In Family Room
- Built-In Wetbar With Mini-Fridge
- Recessed Lighting
- 5th Bedroom With Closet & Window
- 3-Piece Bathroom With Step In Glass Enclosed Shower
- Additional Storage & Workshop Rooms

