

Special Features & Finishes

INTERIOR

- Modern Front Entry Door With Matching Sidelights
- Maple Hardwood Flooring & Porcelain Tile Throughout
- Walkable Tree-Lined Neighbourhood
- Modern Updates Throughout
- Primary Retreat Addition - 2026
- Epoxy-Finished Garage Floor With Interior Access To Home
- Second Floor Laundry Room With Built-In Cabinetry & Laundry Sink

MECHANICAL

- Roof - 2026 (Addition) & 2024
- Air-Conditioner - 2026
- Furnace - 2018
- Hot Water Heater - 2025 (Rental)
- Windows - 2024 & 2026

EXTERIOR

- Steps To Tyandaga Golf Club
- Four Car Driveway With Two Car Garage
- Front Yard Interlock Walkway
- Professional Landscaping & Hardscaping
- Located on a quiet family-friendly court

BACKYARD

- Muskoka-Esque Private Backyard
- Composite Deck With Glass Railing ~2022
- Overlooking Bruce Trail
- Multiple Walkouts To Backyard



LIVING ROOM

- Hardwood Flooring
- Windows Overlooking Frontyard
- Recessed Lighting & Wall Sconces
- Crown Moulding

KITCHEN

- Fully Renovated in 2022
- Open Concept Eat-In Kitchen
- Quartz Countertops & Subway Tile Backsplash
- Recessed Lighting
- Stainless Steel LG Stove
- Stainless Steel LG Refrigerator
- Stainless Steel LG Dishwasher
- Stainless Steel LG Rangehood/Microwave
- Under Cabinet Lighting
- Overlooking Backyard
- Crown Moulding
- Open Concept To Dining Room & Family Room

FAMILY ROOM

- Fireplace With Statement Tile Surround & Built-In Cabinetry & Shelves
- Hardwood Flooring
- Walk-Out To Backyard
- Recessed Lighting
- Crown Moulding

DINING ROOM

- Centre Pendant Light
- Open Concept To Kitchen & Family Room
- Bay Window Overlooking Backyard
- Crown Moulding



SECOND LEVEL

PRIMARY BEDROOM

- Double Windows Overlooking Frontyard
- Crown Moulding
- Recessed Lighting
- 5-Piece Ensuite Bathroom
- Custom Dressing Room With Integrated Lighting & Custom Cabinetry
- Napoleon Gas Fireplace With Oversized 24" x 38" Porcelain Tile Surround

5-PIECE PRIMARY ENSUITE BATHROOM

- Heated Floors
- Dual Sinks With Under Cabinet Lighting
- Bubble Freestanding Bathtub With Riobel Bath Fixture
- Window Overlooking Backyard
- Private Water Closet
- Step-In Glass Enclosed Shower With Linear Drain, Multi-Jet & Rain Shower Head & Double Shower Niche

ADDITIONAL BEDROOMS

- Second & Third Bedrooms Overlooking Backyard With Private 3-Piece & 4-Piece Ensuites
- Fourth & Fifth Bedrooms Overlooking Frontyard
- Spacious Closets With Built-In's
- 5-Piece Guest Bathroom With Dual Sinks & Shower/Tub Combo

LOWER LEVEL

BASEMENT

- Open Concept Great Room & Recreation Room
- Custom Built-In Media Unit In Recreation Room With Built-In Fireplace & Cabinetry
- Walk-In Climate Controlled Wine Cellar With Lockable Keyed Entry
- Built-In Drybar In Great Room With Dual Beverage Fridges
- Recessed Lighting
- Crown Moulding
- 3-Piece Bathroom With Step In Glass Enclosed Shower
- Additional Storage Rooms
- Rough-In For Secondary Laundry Room

