

Special Features & Finishes

INTERIOR

- Fully Updated Interior & Exterior With Timeless Finishes
- Ensuite Bathroom & Walk-In Closet - 2023
- Triple Pane Energy Efficient Windows - 2026
- Double Pane Sunroom Windows
- Two Primary Suites On The Main Floor Of The House
- Two Wood Burning Fireplaces
- One Gas Fireplace
- Muskoka-Esque Year-Round Sunroom Addition
- Hardwood Flooring Throughout (Excluding Sunroom)

MILLWORK

- Custom Built-In Bookcases In Sunroom
- Traditional Tyandaga Wainscoting In Kitchen, Dining Room & Family Room
- Statement Beams In Family Room
- Crown Moulding Throughout Kitchen, Living Room, Dining Room, Sunroom

MECHANICAL

- Furnace - 2020
- A/C - 2020
- Hot Water Tank - Rental
- Pool Heater - 2025
- Pool Solar Cover - 2025
- Pool Winter Cover - <5 Years Old
- Smart Thermostat & Camera Doorbell

EXTERIOR

- Roof - 2019
- Front Siding - 2019
- Wood Fence - 2025
- Pool Fence ~ <5 Years Old
- Covered Front Porch
- New Weeping Bed And Waterproofing Along South Side Of House In 2024, Tied Into French Drain That Runs Behind The Pool
- Irregular Pie-Shaped Lot Located At The End Of A Cul-De-Sac
- Backs Onto Tyandaga Golf Course (18 Holes) And Tennis Club



BACKYARD

- Large Gunite Pool With Safety Fence (Fence Installed Within The Last 5 Years)
- West Facing Backyard, Afternoon Sun & Sunsets
- Very Private, Mature Backyard With A Beautiful Cherry Blossom Tree And Well Maintained Gardens. Hydrangea Hedge Along North Side Of The Property Along The Fence
- French Drain In Backyard For Quick And Efficient Water Drainage
- Large Backyard Deck On A Single Level Perfect For Entertaining
- Gas Bbq Hookup On Deck
- Backyard Fence Partially Secured With Chicken Wire At Base For Pets - Secured Along Golf Course Side And Partially Along The Tennis Club Side

KITCHEN

- Miele Stainless Steel Built-In Dishwasher
- GE Stainless Steel 5-Burner Built-In Gas Range
- GE Stainless Steel Refrigerator
- Stainless Steel Range Hood
- Granite Countertops
- Subway Tile Backsplash
- Walkout To Backyard
- Large Window Overlooking Backyard
- Centre Island With Seating For Entertaining
- Double Stainless Steel Sinks
- Hardwood Flooring

DINING ROOM

- Crown Moulding
- Large Window Overlooking Sideyard
- Walkthrough To Kitchen & Family Room
- Statement Wallpaper & Traditional Tyandaga Wainscoting
- Hardwood Flooring

FAMILY ROOM

- Wood Burning Fireplace With Brick Surround & Wood Mantle
- Oversized Picture Window Overlooking Backyard
- Recessed Lighting
- Statement Ceiling Beams
- Traditional Tyandaga Wainscoting
- 2-Piece Bathroom With Statement Wallpaper & Wainscoting
- Walkout To Backyard
- Hardwood Flooring



LIVING ROOM

- Wood Burning Fireplace With Stone Surround & Statement Mantle
- Oversized Picture Window Overlooking Frontyard

SUNROOM

- Dual Walkouts To Backyard & Sideyard
- Panoramic Double Pane Windows
- Statement Wood Planked Ceiling
- Built-In Bookcases
- Gas Fireplace

PRIMARY BEDROOM SUITE

- Walk-In Closets With Custom Built-Ins - 2023
- Hardwood Flooring
- Oversized Bay Window Overlooking Front Yard
- Private 4-Piece En-Suite Bathroom

PRIMARY 4-PIECE EN-SUITE

- Renovated In 2023
- Heated Towel Rack
- Dual Sinks
- Curbless Glass Enclosed Shower
- Recessed Lighting & Designer Light Fixtures
- Frosted Overlooking For Full Privacy

SECOND BEDROOM SUITE

- Sitting Room
- Hardwood Flooring
- Double Closet With Built-In Shelving
- 4-Piece Ensuite With Soaker Tub And Glass Enclosed Shower

LOWER LEVEL

- Recreation Room Finished With Recessed Lighting
- Two Additional Bedrooms With Windows
- 3-Piece Semi-Ensuite Bathroom With Glass Enclosed Shower
- Spacious Utility/Laundry Room
- Spacious Storage Room

