

# Special Features & Finishes

## INTERIOR

- Oversized Porcelain Tiles
- Freshly Repainted Interior - 2025
- Main Floor Mudroom & Laundry LG Washer & Dryer & With Access To Three Car Garage
- Cathedral Ceiling Foyer With Dual Coat Closets, Oversized Skylight, Grand Hardwood Scarlet O'Hara Centre Staircase With Iron Spindles
- French Front Doors With Matching Side-Lights
- Recessed Lighting & Designer Light Fixtures Throughout
- Upgraded Interior Door Hardware
- Climate Controlled Wine Cellar With Custom Wine Storage
- Upgraded Hardware Used Throughout The Home
- Luxury Broadloom With 11mm Underpad Throughout The Lower Level

## MILLWORK

- In-Situ Dark Maple Hardwood Flooring Throughout The Main & Upper Floor
- Custom Master Walk-In Closet With Built-In Custom Closet Organization
- Custom Bathroom Cabinetry
- Custom Cabinetry And Crown Molding Throughout Lower Level
- Crown Moulding Throughout

## MECHANICAL & AGES

- High Efficiency Furnace - 2009
- Furnace Humidifier - 2025
- Tankless On Demand Rheem Hot Water Tank (Rental) - 2012
- York Air Conditioner ~2005
- Roof ~2006-2011
- Sundance Hot Tub — 2024
- Foundation Wrap (Right Side Of Home) - 2023
- Main & Upper Windows - 2012
- Basement Windows - 2023
- Window Sills - 2023
- New Chimney - 2023
- Stained Brick Brown - 2024
- Exterior Soffit Potlights - 2024
- Eaves and Soffits - 2024
- Garage Door (1st Bay) - 2025
- 5-zone Irrigation system - 2025
- 100 Amp Electrical
- Patio Door & Bay Window Awning On Rear Of House - 2025



## MAIN LEVEL

### KITCHEN

- Chef's Kitchen With Custom Cabinetry & Pantry
- Under Cabinet Lighting
- Granite Countertops & Large Center Island
- Oversized Porcelain Tiles
- Eat-In Kitchen With Walk-Out To Oversized Deck Overlooking Ravine Backyard
- Recessed Lighting & Top Of The Line Appliances
- LG Stainless Steel Refrigerator with in-door water & ice dispenser - 2025
- Wolf 4-Burner Stainless Steel Gas Range
- Kitchenaid Stainless Steel Dishwasher
- Double-Wide Undermount Sink With Insinkerator Food Waste Disposer
- Designer Light Fixtures - 2025

### DINING ROOM

- Well-Appointed Dining Room
- In-Situ Dark Maple Hardwood Flooring
- Custom Traditional Tyandaga Wainscotting
- Walk-Through Dining To Kitchen
- Designer Centre Chandelier - 2025

### FAMILY ROOM

- Spacious Family Room With Recessed Lighting
- In-Situ Dark Maple Hardwood Flooring
- Stone-Faced Montigo Gas Fireplace
- Oversized Bay Window With Ravine Backyard View
- Walk Through To Kitchen

### LIVING ROOM

- In-Situ Dark Maple Hardwood Flooring
- Walk-Through Living Room To Kitchen & Dining Room
- Centrally Situated Off Front Foyer
- Oversized Windows Overlooking Front Yard

### OFFICE

- Well-Appointed Spacious Main Floor-Office
- Centrally Situated Off Front Foyer
- Oversized Windows Overlooking Front Yard
- In-Situ Maple Hardwood Flooring



## UPPER LEVEL

### PRIMARY BEDROOM SUITE

- Spacious Master Retreat Overlooking Backyard Oasis
- French Door Entrance
- Recessed & Designer Light Fixtures
- In-Situ Dark Maple Hardwood Flooring
- 5-Piece Ensuite Bathroom - 2025

### PRIMARY 5-PIECE EN-SUITE

- Double Vanities With Quartz Countertop
- Designer Wall Sconces & Chandelier
- Recessed Lighting
- Oversized Porcelain Flooring
- Stand-Alone Soaker Bagno Italia Tub
- Pocket Doors
- Ample Windows Allowing In Natural Light
- Glass Enclosed Step-In Shower Complete With Rain Shower & Wand, Linear Drain & Built-In Shower Nook & Bench
- Generous Dressing Room With Built-In Custom Closet Organization, Mirror & Vanity & Window Overlooking Sideyard

### BEDROOM 2 & 3

- Generous-Sized Bedrooms With Large Windows
- Closet With Built-In Shelving
- Jack-And-Jill 4-Piece Bathroom Adjoining Bedroom 2 & 3 With Quartz Countertop Vanity & Subway Tile Bath-Shower Enclosure W/ Built-In Shower Nook

### BEDROOM 4

- Generous-Sized Bedroom With Triple Windows Overlooking Front Yard
- Closet With Built-In Organizer

### BEDROOM 5

- Generous-Sized Bedroom With Double Windows Overlooking Front Yard
- Closet With Built-In Organizer

### GUEST BATHROOM

- Modern & Updated 5-Piece Main Washroom
- Oversized Double Vanity With Ample Storage & Vanity To Ceiling Grand Mirror
- Window Overlooking Side Yard,
- Glass Enclosed Bath/Shower With Built-In Shower Nook & Subway Tile
- Linen Closet With Built-In Closet Organizer



## LOWER LEVEL

- Open-Concept Entertainers Dream Lower Level With Multiple Functional Zones
- Custom Built-In Cabinetry & Crown Molding Throughout Lower Level
- Luxury Interior Doors & Hardware
- Centre Staircase With Iron Spindles
- Multiple Storage Closets
- Dimmable Recessed Lighting
- Above Grade Windows Overlooking Backyard Retreat
- Dual Walk-Out's To Rear Patio

## GREAT ROOM

- Custom Media Cabinetry With Granite Countertops
- Walk-Out To Backyard Entertainment Area
- Wet Bar Area With Porcelain Tile, Custom Cabinetry, Granite Countertops, Beverage Fridge, With Additional Walk-Out To Hot Tub

## WINE CELLAR

- Koolr Temperature-Controlled Wine Cooling Unit (As-Is)
- Rain Glass Door
- Wall-To-Wall Wine Rack
- Crown Moulding & Recessed Lighting

## BATHROOM

- 3-Piece Bathroom
- Glass Enclosed Shower With Porcelain & Marble Finishes
- Built-In Linen Storage

## BACKYARD

- Professional Landscaped Gardens And Mature Trees - 2025
- Interlock, Flagstone & Armor Stone Patio Hardscaping
- Sundance Hot Tub — 2024
- Cedar Upper Deck With Glass Railing & Gas Line For Bbq - 2025
- Multi-Entertainment Zone Backyard
- Landscape Lighting Throughout
- Overlooking Ravine

