

Special Features & Finishes

INTERIOR

- Hardwood, Vinyl & Laminate Flooring Throughout
- Charming Crown Moulding & Traditional Tyandaga Wainscoting Detailing
- Originally Designed As A 4-Bedroom Layout

MECHANICAL

- Furnace – 2009
- Central Air Conditioner – 2009
- Hot Water Heater (Rental)
- 40 Year Upgraded Roof – 2007

EXTERIOR

- Triple Pane Windows On Front Of Home - 2011
- Double Pane Windows On Rear Of Home - 2009
- Double Garage Door
- Steps To Tyandaga Golf Course
- Bruce Trail Access
- Close To Schools, Shopping & Major Highways
- Beautiful Walkable Family-Friendly Neighbourhood

BACKYARD

- Muskoka-Esque Private Backyard Retreat
- Professional Landscaping & Hardscaping
- Rear Deck Repainted - 2026
- Multiple Outdoor Living & Entertaining Areas



LIVING ROOM

- Hardwood Flooring
- Oversized Windows Overlooking Front & Backyard
- Picture Wall Moulding Detailing
- Gas Fireplace
- Crown Moulding

KITCHEN

- Granite Countertops
- Oversized Eat-In Peninsula With Double Sink
- Stainless Steel KitchenAid Refrigerator
- Stainless Steel Bosch Gas Range & Dishwasher
- Stainless Steel Panasonic Microwave
- Pantry Storage Closet

DINING ROOM

- Double Windows Overlooking Frontyard
- Hardwood Flooring
- Crown Moulding
- Walk-Through To Kitchen

FAMILY ROOM

- Hardwood Flooring
- Double Windows Overlooking Frontyard
- Wall Moulding Detailing
- Gas Fireplace
- Built-In Bookshelf
- French Doors To Sun Room

SUN ROOM

- Panoramic Windows Overlooking Backyard
- Paneled Wall Detailing
- Walk-Out To Backyard Deck

LAUNDRY ROOM

- Oversized Windows Overlooking Front & Backyard
- LG Washer
- Maytag Dryer
- Walk-Out To Backyard



UPPER LEVEL

PRIMARY BEDROOM & 5-PIECE ENSUITE BATHROOM

- Spacious Primary Retreat
- Window Overlooking Front Yard & Backyard
- Hardwood Flooring
- Walk-In Closet
- Three-Piece Ensuite Bathroom
- Modern Glass Sink Vanity
- Step-In Glass Enclosed Shower
- Window Overlooking Front Yard

ADDITIONAL BEDROOMS & BATHROOM

- Second & Third Bedrooms Overlooking Frontyard & Backyard
- Spacious Closets With Bi-Fold Doors
- Large Windows
- Three-Piece Guest Bathroom
- Step-In Glass Enclosed Shower
- Window Overlooking Backyard

LOWER LEVEL

RECREATION ROOM

- Traditional Tyandaga Wainscoting
- Multiple Storage Closets
- Window Overlooking Backyard
- Wet Bar With Sink
- Two-Piece Bathroom With Window Overlooking Backyard
- Walk-In Closet With Closet Built-In's
- Walk-Out To Garage

