



PRESTIGE
HOME COLLECTION

24 SCHOOL STREET | WATERDOWN

INVIDIATA®

IN

Welcome to Twenty Four School Street, Waterdown, Ontario



“Living in your Dream is Luxury.”

- Christopher Invidiata





Welcome to Muskoka in the city! This extraordinary .96ac property, with its breathtaking views and total privacy, presents an extremely rare real estate opportunity.

This gorgeous sprawling bungalow features 6,317SF of high-end finished space (3,417 AG) which over the last 15 years has had over 1 mil. in whole home renovations. Just to mention a few: Georgian Bay Ledge Rock exterior and massive rooftop terrace to enjoy the spectacular scenery. CHEF'S CUSTOM DREAM KITCHEN with solid wood cabinets, gas fireplace, Viking Pro Series 48" 6-burner double oven gas range with commercial grade exhaust hood, 3 dishwashers, Bosch B/I microwave, Electrolux 66" fridge & freezer combo, Hisense beverage fridge, Reverse Osmosis drinking water system, Commercial draft beer taps with chilled lines and True Keg cooler, Barista bar with La Spaziale commercial espresso machine, Pioneer B/I 5.1 Dolby audio system with subwoofer, Sony 42" TV and heated floors. You may never want to leave your kitchen! LED pot lighting T/O. Hardwood flooring T/O. Custom library/office with 2-sided gas fireplace and lounge area. Bathrooms have high-end fixturing, heated floors and extensive use of marble, granite and porcelain. Electronic blinds in kitchen, great room and primary bedroom. B/I temperature controlled wine cabinet in dining room.



Special fiberglass roof shingles with 50-year warranty. Eavestroughs have LeafFilter screens. All main windows and patio doors. Concrete pool has a special paint finish, new Hayward heater, pump and salt-water filtration. Recently completed basement with industrial design inspiration and bedroom with Arizona vistas. 22,000-watt Generac back-up generator. The addition of a 3-car insulated garage, heated and air conditioned. Extensive landscaping. The list goes on and on. Please click on the link below for all inclusions and floorplans. Just minutes to shopping, restaurants, schools, playground, park, trails, golf, Aldershot GO, etc. 10+++



The Great Room





The Kitchen



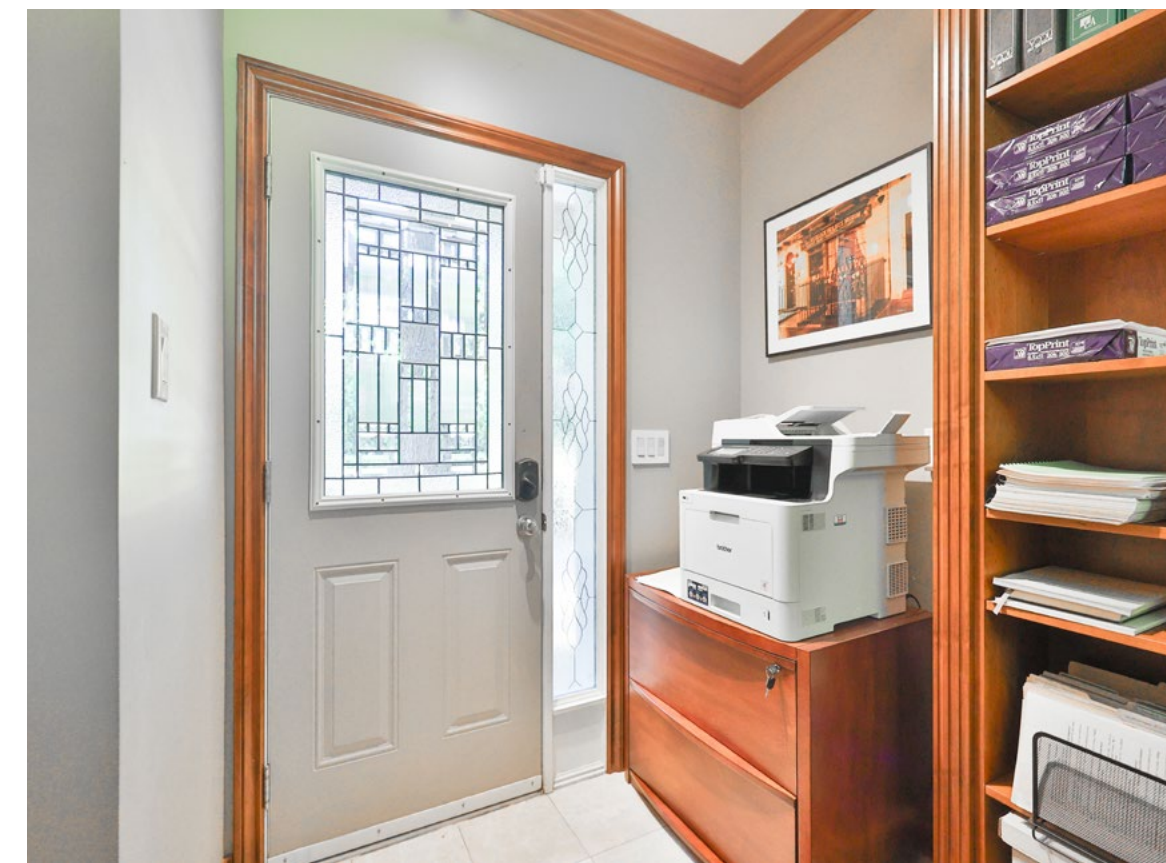


The Dining Room





The Library





Primary Suite





Bedroom 2 & Ensuite





Bedroom 3 & Laundry Room





Lower Level
OFFICE WITH WALKOUT





Lower Level
BEDROOM WITH FIREPLACE & BATHROOM





Lower Level
REC ROOM WITH BAR







Private Living
AROUND EVERY CORNER OF THE PROPERTY



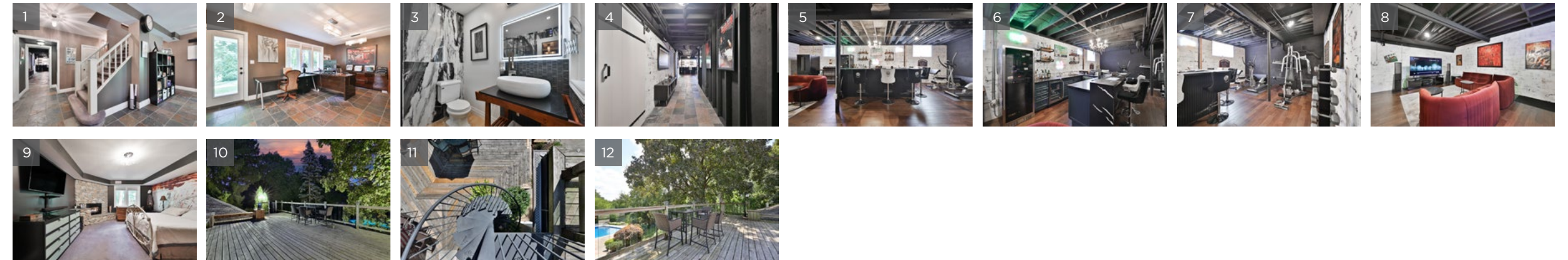
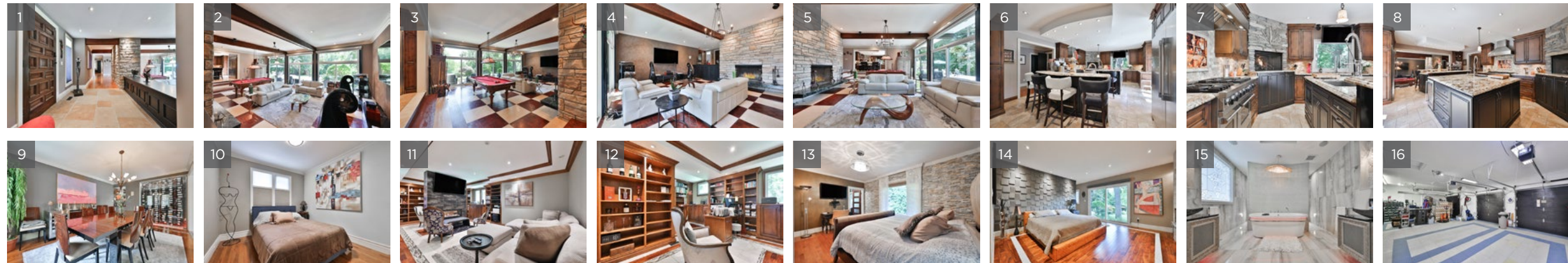
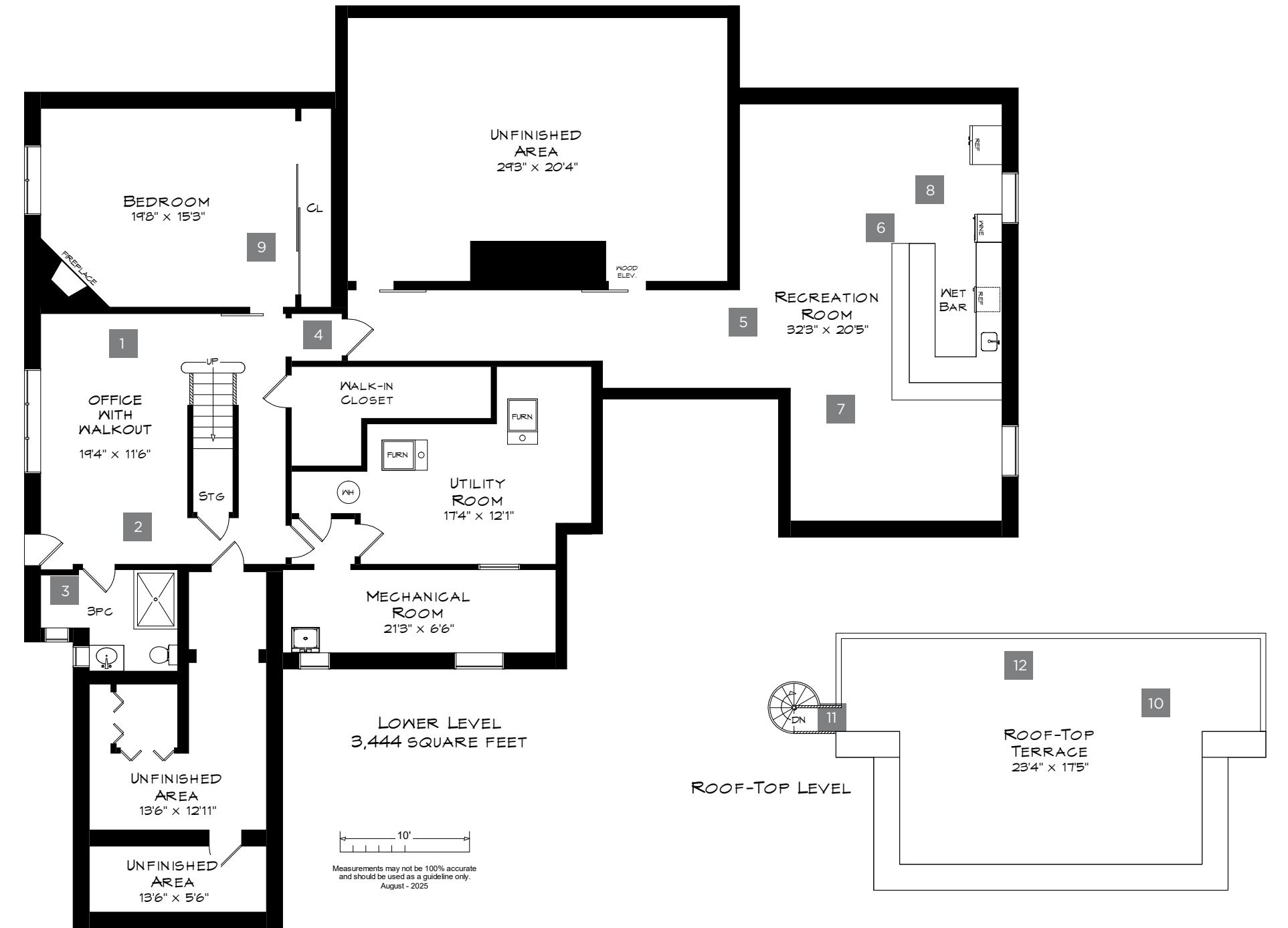
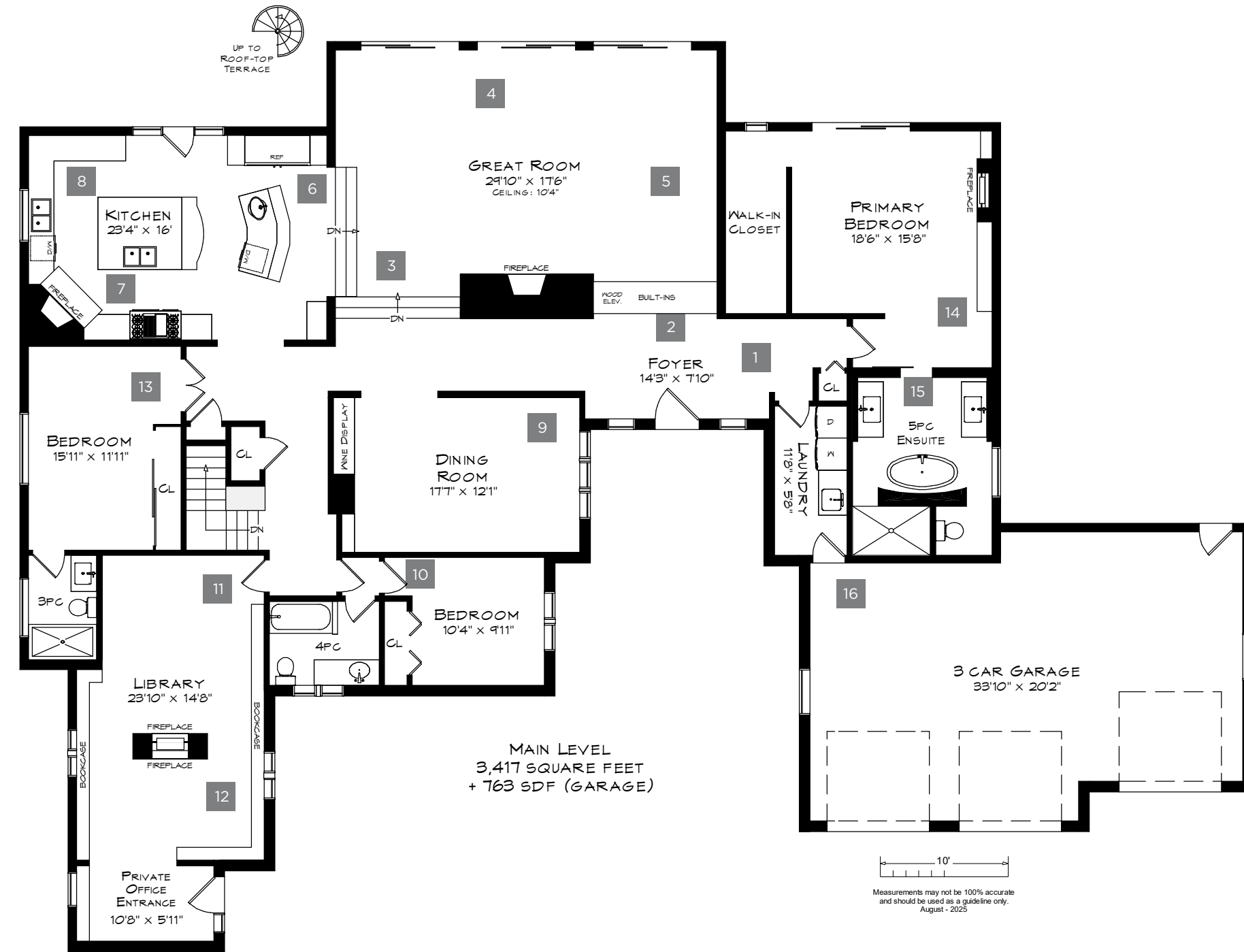


Roof-Top Terrace

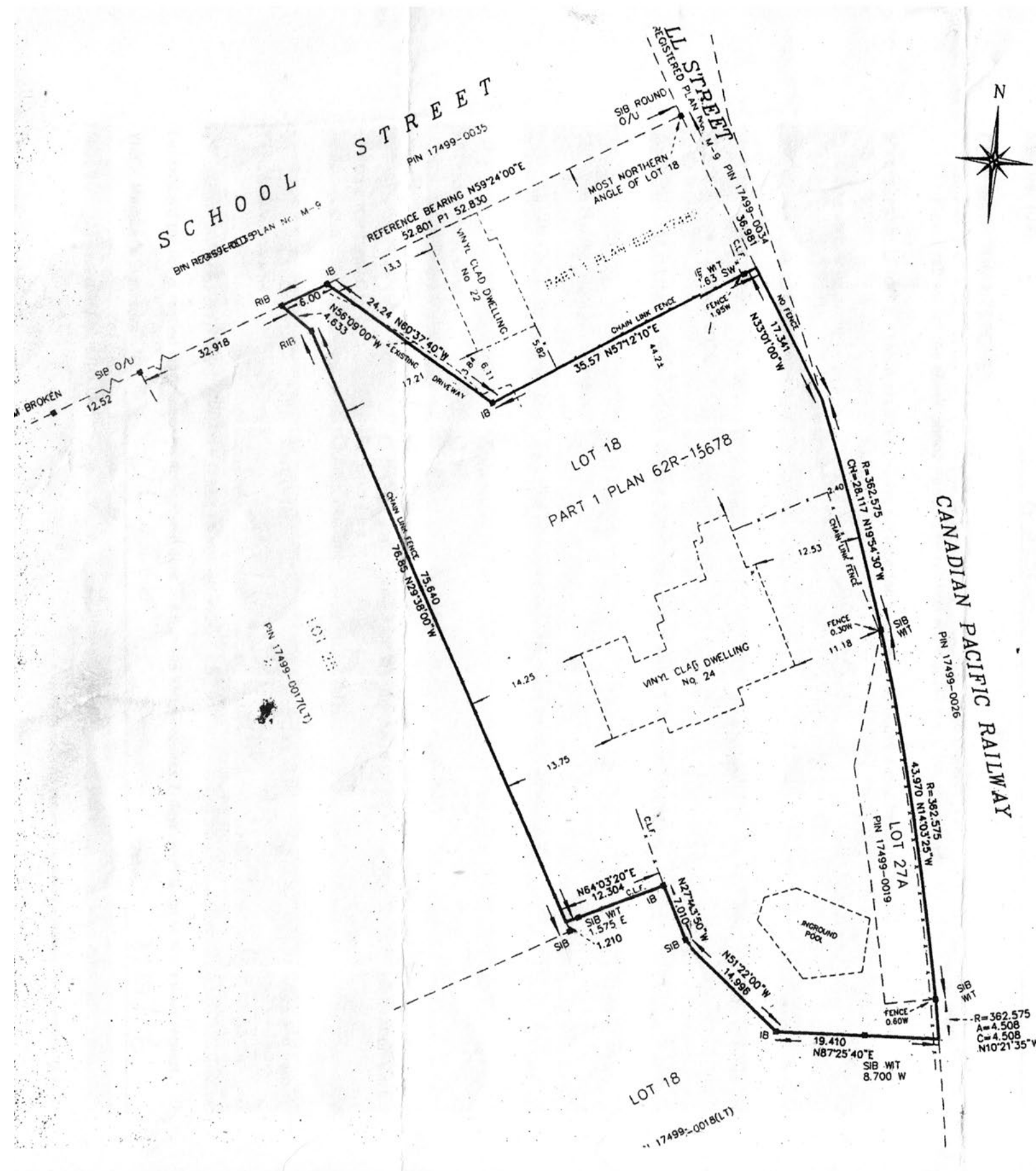
LOOKING DOWN TO BACKYARD AND POOL & INTERIOR OF GARAGE



Floor Plans



24 School Street - Property Survey



COMPILED PLAN
SHOWING
LOT 27A AND PART OF LOT 18
REGISTERED PLAN No. M-9
(FORMERLY IN THE VILLAGE OF WATERDOWN)
NOW IN THE
TOWN OF FLAMBOROUGH
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
SCALE 1:400 (METRIC)
0 8 16 24m
L.G. WOODS SURVEYING INC
2006

LEGEND:
□ DENOTES PLANTED MONUMENT
● DENOTES FOUND MONUMENT
△ DENOTES STANDARD IRON BAR
✕ DENOTES IRON BAR
✕ DENOTES CUT CROSS
P1 DENOTES REGISTERED PLAN No. M-9
P2 DENOTES PLAN BY L.G. WOODS, JUNE 14, 1995

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF SCHOOL STREET, SHOWN ON PLAN M-9 AS N59°24'00"E.

METRIC:
DISTANCES SHOWN ON THIS COMPILED PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.30.

NOTE:
THIS PLAN HAS BEEN COMPILED FROM INFORMATION ON THE EXISTENCE OF MONUMENTATION SHOWN, THE LOCATION OF FENCES, AND THE DISTANCES AND BEARINGS NOTED. NOT BEEN VERIFIED AT THIS TIME.

JUNE 27, 2006
DATE
L.G. WOODS, O.L.S.

L.G. WOODS SURVEYING INC
PROFESSIONAL LAND SURVEYORS

24 School Street - Inclusions

General

- All Window Coverings & Electric Blinds
- All Light Fixtures

Kitchen

- Electrolux 66" Fridge & Freezer Combo
- Viking Professional Series 48" 6-Burner with Griddle, Dual-Oven Gas Range
- Viking Professional Series Exhaust Hood
- 2 Fisher Paykel Dishwashers
- Bosch Dishwasher
- Bosch B/I Microwave
- Hisense Beverage Fridge
- Reverse Osmosis Drinking Water System
- Commercial Draft Beer 2 Head System with Chilled Lines & True Keg Cooler with 4-Keg Capacity in Basement
- La Spaziale 2 Group Commercial Espresso Machine
- Pioneer 5.1 Dolby Audio System B/I with Subwoofer and Focal Dome Speakers
- 42" Sony Bravia TV
- 6 Kitchen Stools

Living Room

- LG 86" 4K TV with Roku Stick
- Beringer 8' Classic Slate Pool Table & Accessories
- 2 Focal Dome Surround Speakers

Library/Office

- Hisense 65" 4K Roku TV
- Denon Receiver, 4 in Ceiling Speakers, Polk Audio Subwoofer

Bedrooms

- Primary - Phillips 55" 4K Roku TV with Focal Dome 2.1 Audio System with Denon Receiver and in Ceiling Speakers in Ensuite
- Spare - Toshiba 40" TV
- Basement - TCL Roku 55" 4K TV

Basement

- Magnum Cellars Wine Fridge
- HCK Commercial Style SS 3 Tap Draft Beer Kegerator
- Hisense Beverage Fridge
- Bosch Dishwasher
- 75" Hisense Roku 4K TV with TV Stand
- 6 Basement Bar Stools
- Universal Gym, Workout Bench & Dumbbell Set

Other

- LG Washer & Dryer
- Garage Phillips 55" 4K Roku TV
- Garage Frigidaire Fridge &
- Insignia Convertible Fridge/Freezer
- Garage Blue Utility Cabinets
- Hot Spring Vanguard 6-Person Hot Tub with Back Massage and Salt System
- N/Gas 48" Napoleon BBQ Pro Series with Side Burner and Infrared Rotisserie
- 22,000-Watt Back-up Power Honeywell Generator by Generac
- Ring Security System, 3 Cameras, Motion Detectors, Wi-Fi, Monitored
- Whirlpool Whole Home Water Filtration System
- Polaris 9550 Robot Pool Cleaner
- Cub Cadet Riding Lawn Mower and Gardening Implements
- Patio Furniture Excluding



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