HOME DETAILS

- Professionally upgraded and renovated in 2016 throughout all levels including all new electrical, plumbing, HVAC and exterior
- New stone/stucco/siding exterior
- New Inline Fiberglass windows
- New Euroshield, recycled rubber roof (50 year warranty)
- New soffits, eaves, troughs and leaf screens
- New custom 8' front entrance door and sidelight
- New oversized double garage with new door, built in cabinets and storage shelving, epoxy flooring
- New large asphalt double driveway with inlaid stone accents and parking for 6 cars
- All new interior finishes including flooring, drywall, cabinetry, lighting and all fixtures
- KULL indoor floor vents throughout
- Recessed 6" reveal kick throughout
- Hunter Douglas blinds throughout
- Central Vac
- Home security system (3 panels)

MAIN LEVEL

FOYER

- Custom 8' Contemporary Glass and Wood Entry Door with stainless steel lock set and sidelight
- 24"x48" slate finish ceramic tile
- 5'x16' windows facing front gardens
- 18' Tray ceiling with inlaid Wenge wood accent and cove lighting
- Custom chandelier and LED pot lights
- 18' Stacked limestone tile accent wall
- Motorized transom windows
- Nest thermostat and smoke detectors
- Adjoining cloak room with pocket door, custom built ins and window facing front gardens
- Wenge wood stairs with under tread accent lighting, carpet runner and glass railings

LIVING ROOM

- Wide plank oak flooring in zebra wood finish
- LED pot lights
- Custom built ins with storage, shelves and accent lights
- Ceiling speakers
- Two large windows overlooking front gardens with blinds

3 PIECE ENSUITE

- 24"X48" slate finish ceramic tile
- LED pot lights
- Custom leather and wood vanity with tempered glass counter and vessel sink, Riobel wall mounted faucet
- Toto toilet
- Two wall sconces
- Glass shower enclosure with porcelain tile surround with rain shower and handheld fixtur
- Window overlooking side gardens with blinds

OFFICE/BEDROOM

- Wide plank oak flooring in zebra wood finish
- Designer chandelier and LED pot lights
- Closet
- Window overlooking side gardens with blinds

KITCHEN

- Heated 24"X48" porcelain tile floor
- LED pot lights
- Ceiling speakers
- Custom cabinetry
- Oversized 11' island with Quartz water-fall counter, Wenge wood accent and accent lighting, large Franke stainless steel sink and Franke faucet, individual filtered and hot water dispensers, built in Miele dishwasher, stainless steel gar-bage compactor
- Electrolux appliances including: Induc-tion cook-top (2024), stainless steel 32" fridge and adjoining 32" freezer, wall oven and wall microwave (2024), built in wine/beverage fridge, stainless steel trash compactor

- Zephyr commercial grade exhaust system Miele steam oven, AEG built in coffee machine
- Beverage center with built in coffee thermos, Electrolux wine fridge, wall mounted TV and window overlooking rear gardens
- Built in writing desk with quartz counter

DINING ROOM
- Heated 24” x 48” porcelain tile floor
- LED potlights
- Central chandelier
- Ceiling speakers
- Double sided Napoleon gas fireplace with Deco-crete concrete surround and wood storage accent feature
- Built in live edge mahogany console
- Double sliding door walk-outs to rear gardens and patio
- Motorized blinds with remote

FAMILY ROOM
- Heated 24” x 48” porcelain tile floor
- LED potlights
- Ceiling speakers
- Double sided Napoleon gas fireplace with Deco-crete concrete surround and wood storage accent feature
- Custom built-in shelving with backlit wall panel with storage
- Custom wall built in sound system
- Four windows overlooking rear and side gardens
- Motorized blinds with remote

POWDER ROOM
- Heated 24” x 48” porcelain tile floor
- LED potlights
- Tile accent wall
- Quartz floating counter with Kohler vessel sink and faucet
- Floating undercounter quartz shelf
- Duravit toilet

MUDROOM
- Heated 24” x 48” porcelain tile floor
- LED potlights
- Pocket door
- Custom built in upholstered bench, storage cupboards, pull out drawers, open shelves with accent lighting
- Access door to garage
- Glass door to back yard with internal blind

THEATER
- Soundproof double pocket doors
- Wall to wall carpeting
- Tray ceiling
- LED potlights
- Theater seating with motorized leather reclining chairs
- Wall to wall acoustic panels
- Storage built ins
- Built in wet bar
- 115” screen and theater system

GYM
- Rubber gym floor over dry core underlay
- LED potlights
- Mirrored wall with built in ballet bar
- Built in towel and equipment storage cabinets
- Storage area under stairs
- Walk-in storage room

MECHANICAL ROOM
- Rubber floor
- Workshop with built in upper and lower cabinetry and sink
- Furnace (2016)
- HRV System (2016)
- Hot water tank, owned

SECOND LEVEL

PRIMARY SUITE
- Double door entry
- Wide plank oak flooring
- Tray ceiling with cove lighting and LED portlights
- “Big Ass” ceiling fan
- Ceiling speakers
- Upholstered wall panels and coordinating bedroom set

- Built in shelves and cabinet with quartz counter
- Dressing room with built in jewellery cabinet, built in cupboards and drawers and glass shelving, accent lighting and mirror, transom windows
- Large window overlooking rear gardens with blinds

PRIMARY ENSUITE

- Pocket entry door with built in mirror
- Heated 24”X48” porcelain tile floor
- Tray ceiling with LED potlights
- Floating custom vanity with Corian countertop, double undermount sinks, sliding mirror, Rubinet faucets and adjoining pull-out toiletry/storage cabinet
- Soaker tub with Rubinet faucet and accent floor lighting
- Oversized glass shower enclosure with porcelain tile surround, two concealed toiletry nooks, linear drains, Tenzo shower system with handheld, rain showerhead and body jets, and 2- fold down acrylic and stainless seats
- Toto toilet with accent wall feature and lighting
- Three windows overlooking side and rear gardens

GUEST ROOM

- Wide plank oak flooring
- LED portlights
- “Big Ass” ceiling fan
- Closet with built in desk and shelving
- Large window overlooking rear gardens with blinds
- 3 piece ensuite featuring porcelain wall and floor tile, custom vanity with built in sink, two wall sconces, Toto toilet with heated seat, glass shower enclosure with mosaic wall tile surround, handheld and rain head shower system, towel niche, window overlooking rear gardens with blinds

LAUNDRY ROOM

- Pocket door
- Wide plank oak flooring
- LED pot lights
- Custom upper and lower built-in cabinetry with undercabinet lighting and Corian counters
- Laundry sink
- Samsung undercounter front load washer and dryer
- Linen closet

EXTERIOR

- .3 acre property mature property
- Professionally finished and landscaped by Harpski Landscaping featuring perennial gardens and maintenance free turf
- Fully fenced property with two access gates with keypad locks and accent lights
- Multiple stone patios and seating/ dining areas
- Large covered seating area with retractable motorized roof with remote and heat lamps
- Stone accent walls with waterfall feature
- Outdoor kitchen with granite counters, storage cabinet, built-in Napoleon gas BBQ with gas hook-up
- Garden shed
- Garbage and recycling bin enclosure
- Napoleon A/C
- Hot tub
- Front stone patio with covered entrance with skylights
- Irrigation system
- Outdoor speakers
- Landscape lighting

INCLUSIONS

- Electrolux Icon appliances incl: Induction Cook-top (2024), Fridge, Freezer, Micro wave & Convection wall oven (2024), Wine fridge, Trash compactor,
- Miele steam oven
- AEG SS Built-In Coffee Machine
- Miele Dishwasher
- Zephyr commercial grade range hood
- Brew Express In wall coffee maker
- Samsung Washer & Dryer
- Samsung TV (kitchen)
- All custom built-ins
- Closet built-ins
- Floating counter in Dining Room
- Built-in storage cabinets in mechanical room
- All theater equipment
- All theater seating (5 motorized/reclining chairs)
- All electrical light fixtures
- Lutron RA2 lighting control system
- All window treatments incl. remotes
- Electrolux central vac + attachments
- 9 camera security system
- Ring Doorbell
- Nest thermostat
- Built in speakers
- Outdoor gas Fire Pit
- Napolean built-in BBQ
- Hot Tub incl. cover
- Garden shed
- Custom pergola with retractable roof
- Exterior heat lamps
- Landscape lighting and water feature
- Oudoor speakers
- Napolean A/C
- HRV system
- Furance
- Garage storage cabinets