



GROUND FLOOR

- 12-foot ceiling in foyer
- Transom window over front door
- 5" Oak hardwood floors
- 7.25" baseboards
- Oak hardwood stairs with iron pickets
- Powder room
- Pot lights
- Inside entry from garage
- Arched entry to kitchen/living room
- Laundry room
 - Samsung® stacked washer and dryer
 - Steel laundry sink
 - Cabinetry for extra storage
- Walkout to large deck overlooking backyard
- Raised family room
 - Hardwood floors
 - Napoleon® gas fireplace
 - Shiplap feature wall
 - Pot lights
 - Walkout to large balcony

KITCHEN

- Shaker-style cabinets
- Crown-molding finish on cabinets
- Under cabinet lighting
- Black pull hardware
- Quartz counter tops
- Tiled backsplash
- Island with breakfast bar and power receptacle
- Central vac automatic dustpan
- Fridge gable
- Pantry
- Stainless steel appliances:
 - Frigidaire® Gallery French door with bottom freezer refrigerator
 - Frigidaire® dishwasher
 - GE® five burner gas range

SECOND FLOOR

- 4 Bedrooms | 2 Full Bathrooms
- Oak hardwood floors / oak stairs / iron pickets
- Primary bedroom
 - Modern light fixture
 - Large walk-in closet
- 4 Piece ensuite
 - Makeup station
 - Glass shower
 - Large soaker tub

BASEMENT

- Finished
- Marquis® Enclave gas fireplace
- Laminate flooring
- Pot lights
- Rec room + additional room for an office with ample storage
- Rough in & framing for additional for bathroom
- Cold cellar

FRONT YARD

- All brick elevation
- Double car garage & two car private driveway
- Large balcony
- Soffit lighting
- Paver stone walk up to covered porch
- Holiday outlet on covered porch

BACKYARD

- 14 x15 foot wooden deck overlooking backyard
- BBQ gas line
- Deck awning
 - Motorized with remote control
 - Wind sensor (automatic close)
 - Sunlight sensor (automatic open)
- Professionally landscaped:
 - Approximately 1,000 sq ft paver stones
 - Two retaining walls containing wild Ontario White Cedar hedges (sourced locally)
 - Limestone Armor stone retaining/feature wall frames the pool area
- Shed (2016)
 - 2X4" framing on a poured concrete slab foundation
 - Asphalt shingle roof
 - Exterior walls are plywood shiplap
- Pool (2019)
 - 33-foot, inground fiberglass, saltwater pool in Sapphire Blue
 - Approximately four feet deep in the shallow end and six feet in the deep end

- Stairs and 2-foot-deep spa ledge
- 3 circulation jets and a skimmer
- Inground ClearDeck® Solar Cover
- Winter cover
- In pool multi-colored remote-controlled lighting
- Two sheer-edge waterfalls built into a retaining wall
- Routinely tested by Halton Pools and Spas to ensure proper chemistry (copies available upon request)
- Professionally opened and closed
- Hayward® Pool Equipment
 - Aquarite Electronic Chlorine Generator
 - SwimClear cartridge filter
 - TriStar VS900 variable speed pump (energy efficient)
 - Pool & Spa natural gas heater

MISCELLANEOUS

- Chamberlain® Belt Drive Garage door opener with Keypad entry
- DSC® Alarm System
- Kenmore® Central Vacuum
- Nest®:
 - Thermostat
 - Protect Smoke and Carbon Monoxide Alarm
 - Security Cameras
 - Front doorbell camera
 - Front and backyard camera

what's included