

## OUTSIDE

- 0.356 acres
- Brick, board and batten exterior
- Soffit lighting
- Freshly paved driveway (2023)

## GARAGES

- Attached single garage:
  - Craftsman® opener
  - Insulated garage door
  - Door to inside of the house and a second to the side of the house
- Detached one and a half car garage (original barn)
  - Parking plus ample storage
  - Pool equipment
  - Insulated garage door with Lift Master® opener
  - Separate hinged man-door entry and glass-sliding door to the backyard

## BACKYARD

- Extensive armour stone and paver stone hardscaping
- Multiple garden beds
- Wrap-around, elevated two-tier deck with built-in seating and two entrances to the primary residence
- Natural gas line
- Gazebo with hot tub\*
- Heated in-ground, saltwater pool with water fall and armour stone landscape features
  - Pool liner and Raypak® gas heater replaced in 2020
- Outdoor speakers

## GROUND FLOOR

- 9'3" Ceiling height
- 15" Baseboard, 5.5" window and door casings with backband, and wainscotting unless otherwise stated
- Side entryway with heated 4-foot by 8-foot tiled floor and double-door entry
- Coat closet
- Powder room with vanity including a granite countertop, undermount sink and Kohler® faucet
- Mahogany hardwood stairs with Belgian wool runner

## Living Room

- Two built-in ceiling speakers
- Regency® gas fireplace with fan and remote control

## Family Room

- Permitter walls w/ the original baseboard from 1850s
- New window in 2022, including powered, remote control Hunter Douglas® Silhouette™ blinds and custom drapery
- Eight-foot sliding glass doors to backyard
- Wood-burning fireplace
- Included 5-Speaker surround sound system (Left, Right, Rears, and Centre Channel)
- Included TV and wall-mount

## Front Foyer

- New windows 2022
- 12" x 12" slate tiles
- Original baseboard from 1850s
- Multi-point locking front door

## Office/Dining

- Built-in shelving
- New windows (2022)
- Decorative, original window from 1850s
- Built-in ceiling speakers

## Mud/Laundry Room

- Tiled cork flooring
- Bench with storage and overhead shelving
- Laundry area with custom cabinetry including granite countertop, and undermount sink with Kohler® faucet and soap dispenser
- Electrolux® washer with SmartBoost™ and dryer with BalancedDry™ (New in 2022)
- Powder room
- Doorways to the garage, the front driveway, and the backyard

## KITCHEN

### Shaker-style cabinetry:

- Pot and pan drawers
- Upper cabinets with lighted display cabinets, crown moulding and valence
- Fridge gable with extended upper cabinets
- Pantry
- Corner cabinet with Lazy Susan
- Granite counters
- 5'6" Prep-island with flat-bottom, undermount Blanco® prep-sink and Grohe® faucet
- 9' island with flush breakfast bar
- Double-basin, undermount Blanco sink with Grohe® faucet and rinse head
- Insinkerator® garburator
- Glass subway tile backsplash
- Custom drapery
- Under cabinet lighting
- Built-in ceiling speakers
- Dining area with double, multi-point locking doors to deck
- Nine-inch baseboard
- **Appliance Package:**
  - Dacor® five-burner gas cooktop
  - Elitair® built-in range hood
  - Bosch® oven with fast-preheat
  - LG® refrigerator with ice maker
  - Sharp® built-in microwave

## SECOND FLOOR

- Four bedrooms | Three bathrooms
- Hallway with two linen closets and skylights
- **Primary Bedroom:**
  - Built-in wardrobe with granite counter top and mirrored backsplash
  - Double closets
  - Wall-mounted Samsung® TV (included)
- **Primary Ensuite Bathroom:**
  - Marble vanity with double undermount sink
  - Heated floors
  - Glass shower with Riobel® fixtures including rain shower and handheld rinse head
  - Built-in ceiling speakers
- Bedroom two with double-door closet, window seat with storage, Hunter Douglas® Duette™ blackout blinds and Silhouette™ sheers
- Bedroom three with 10'10" vaulted ceilings, double-door closet, window seat with storage, and Hunter Douglas® window treatments
- **Bedroom four:**
  - Three-piece ensuite bath:
    - Heated floors
    - Glass shower with Grohe® fixtures and rain shower head
    - Tall vanity with marble top & undermount sink
- **Main bathroom:**
  - Oversized, deep soaker tub
  - Double vanities with quartz counters
  - Skylight

## LOFT

- Reclaimed and refinished original flooring from the main house with boards measuring over one inch thick
- Wall-mounted heat pump for heating and cooling
- Three-piece washroom with glass shower and pedestal sink
- Wet-bar w/ marble counter top and Sanyo® microwave
- Gas fireplace
- Portable A/C (included)
- Built-in cabinets with storage bench
- Vaulted ceiling
- Double-door to balcony

## APARTMENT

- One bedroom | One bathroom
- Kitchen with included appliances
- Stacked washer and dryer
- Radiant heating
- Four-piece washroom

## MISCELLANEOUS

- 10KW Microfit® solar panel system - Generated \$10,587 in 2022
- Central Vacuum
- Solid-core interior doors
- Toto® toilets
- Smooth ceilings throughout
- Two forced-air, gas furnaces
- Aprilaire® whole-home humidifier (x2)
- Roof shingles replaced in 2010
- Two central air conditioner units
- Stereo equipment (included)
  - Channel Plus® MDS-6A music distribution system
  - Denon® AVR-1910 | 7.1 channel receiver w/ Multi-Zone
  - All hard-wired speakers

what's included