



OUTSIDE

- 2 Storey all brick & stone elevation
- 41-Foot x 92-Foot lot
- Double car driveway with French curbs
- Wrap around covered front porch
- Covered 2nd floor balcony
- Two outdoor electrical outlets
- Paverstone walkway to the backyard
- **Backyard:**
 - Large 2-tiered deck
 - BBQ gas-line
 - Privacy: greenspace / ravine with no homes directly behind



MAIN FLOOR

- 1242 square feet
- Front door with glass & wrought iron insert & transom window
- Crown moulding
- 9-ft ceilings
- 6-inch base boards
- 5-panel solid core interior doors with black hardware
- Wainscoting
- Honeycomb shades & California shutter window coverings
- Pot lights throughout
- Smooth ceiling
- Porcelain tile floors
- Oak stairs with iron spindles
- Double door coat closet
- Powder room
- **Mudroom:**
 - Inside entry from garage
 - Large utility sink – upper and lower cabinetry
- LG® ThinQ stacked washer and dryer
- **Living room:**
 - Gas fireplace with brick surround
 - In-wall speakers
 - Pot lights

KITCHEN

- Quartz counter tops & backsplash
- 8-Foot double sliding glass doors to backyard deck
- **90"X 60" island:**
 - Undermount sink
 - Breakfast bar
- **Cabinetry package:**
 - Shaker style cabinets with valance
 - Under cabinet lighting
 - Spice drawers
 - Pantry drawers
 - Pot drawers
 - Ceiling height uppers cabinets
 - Glass display cabinets
 - Built in garbage/recycling
- **Stainless steel appliances:**
 - Thermador® professional 48" 6 burner gas range with griddle
 - Small & large oven cavities
 - Thermador® 48" fume hood
 - LG® French door refrigerator with bottom freezer, ice & water dispenser
 - Panasonic® microwave (built in)
 - Bosch® dishwasher
 - Wine Cell'R® wine fridge (AS-IS condition)

SECOND FLOOR

- 4 Bedrooms | 2 Bathrooms
- 1465 sq ft
- Hardwood in hallway
- Large linen closet
- Pot lights
- **4-Piece main bathroom:**
 - New quartz vanity with black faucet & hardware
- **Primary bedroom:**
 - Double door entry
 - Carpet
 - Ceiling fan
 - Walk-in closet with custom shelving and organizer
 - 5-Piece ensuite
- New quartz vanity top
- New black faucets
- Large soaker tub
- **Second and Third bedroom features:**
 - 2nd bedroom – custom closet organizer
 - 3rd bedroom – walkout to second level balcony

BASEMENT

- 1083 sq ft
- Pull up wet bar with granite counters
- **Frosted glass cabinetry:**
 - Built in wine rack
- Under cabinet lighting
- Frigidaire® commercial fridge
- In-wall tv nook with speaker cut-out
- Large cold storage room
- Laminate flooring
- **Basement rec room:**
 - Carpet
 - Dropped crown moulding with accent lighting
 - In-wall wiring for sound system
 - Napoleon® gas fireplace with stone surround
 - Pot lights
 - Custom built in shelving and closet
 - Powder room
 - Additional storage room

MISCELLANEOUS

- Security system
- Pool table included!
- Roof 2018
- Air conditioner 2020
- Furnace 2023