



OUTSIDE

- 2 Storey all brick elevation
- Double-wide driveway with double car garage
- Fully-fenced backyard with inground saltwater pool
- Covered 2nd floor balcony

GROUND FLOOR

- Double door entry with transom window
- Double door coat closet
- Soaring 12-foot ceilings
- Elegant hardwood floors
- Meticulously crafted, artisanal crown molding and baseboards
- Open concept dining and family room featuring three sided gas fireplace
- Hardwood staircase adorned with iron pickets
- Pot lights and upgraded light fixtures throughout
- Smooth ceilings
- Powder room
- Broom closet

KITCHEN

- Expansive open-concept chef's kitchen with abundant storage options
- Shaker style cabinets with crown molding and valance
- Granite countertop with tiled backsplash
- Kitchen island with undermount double bowl stainless steel sink and extended breakfast bar
- Coffee station and kitchen office area
- Three-door pantry
- **Modern stainless steel appliances:**
 - GE Monogram® dual fuel professional range with 4 burners, grill and griddle
 - GE Monogram® professional hood
 - GE Profile® built-in microwave
 - Fisher & Paykel® double dishwasher
 - Maytag® refrigerator with bottom freezer
- Large eat-in kitchen area with double sliding doors to backyard

SECOND FLOOR

- 4 bedrooms | 3 bathrooms
- 9-foot ceilings
- Hardwood floors in the hallway
- Linen closet
- Pot lights
- **Library:**
 - 12-foot ceilings
 - Hardwood floors
- **Primary Bedroom:**
 - 12-foot ceilings
 - Double door entry
 - 2 walk-in closets
 - 5 piece ensuite with separate shower
 - Large windows overlooking backyards
- **Second and Third Bedroom:**
 - 4 piece Jack and Jill bathroom
 - Large walk-in closet in each bedroom
 - 2nd bedroom - hardwood floors
 - 3rd bedroom - brand new carpet and walkout to second level balcony
- **Fourth bedroom:**
 - 4 piece bathroom
 - Walk-in closet

MUD ROOM

- Seamless access to garage
- Tiled floors
- Whirlpool® duet steam washer and dryer
- Utility sink
- Double door closet

BASEMENT

- Finished
- Carpet flooring
- 4 piece bathroom
- Separate office
- Gym
- Inviting rec room
- Utility room
- Cold storage room
- High efficiency furnace

MISCELLANEOUS

- Saltwater pool
- Pool salt cell and pump 2023
- Pool heater 2016
- **Rental Items:**
 - Tankless water heater \$64.68/month

what's included