





**Foyer**

- Ceramic tiled flooring
- French door entry with sidelights
- Sitting bench with picture window overlooking front gardens
- Skylight
- Hardwood flooring in hallways
- 2 Piece powder room with granite countertop
- Glass paneled stair enclosure to basement

**Living**

- Bright, spacious open-concept
- Hardwood flooring
- Vaulted ceiling
- Pot lights with dimmer
- Wood paneling
- Built-in shelving
- Picture window overlooking back yard

**Dining**

- Open design with living room
- Hardwood flooring
- Pot lights with dimmer
- Pass-through to kitchen
- Built-in bar area with cube shelving and porcelain tiling countertop
- Walk-out to sunroom

**Sunroom**

- Built-in shelving
- Walk-out to deck

**Eat-In Kitchen**

- 4 Stainless steel appliances
- Ceramic tiled flooring
- Bay window
- Ample cabinetry
- Pantry
- Double sink
- Pot lights
- L-shaped countertop with decorative ceramic tiling
- Under cabinet lighting

**Breakfast Area**

- Family-sized
- Ceramic tiled flooring
- Ceiling fan
- Bow window
- Wall-to-wall picture windows
- Walk-out to side patio
- Pot lights

**Bedrooms & Bath**

- Primary bedroom complete with chandeliers, hardwood flooring and double closet with mirrored sliding doors
- 2 Additional bedrooms with hardwood flooring, crown moulding and double closets

- Large 4 piece bath offers ceramic tiling, quartz countertop, wood paneling and bath with pull-out faucet

**Basement**

- Huge recreation room
- 4th Bedroom
- Built-in shelving throughout
- Utility room combined with laundry area with sink
- Large workshop boasts built-in workbench

**Exterior**

- Private lot
- Forest, ravine and gardens
- Stone walkway
- Spacious backyard deck
- Custom firepit with heat-resistant brick lining for added safety and durability
- Stairs leading to ravine area
- Private driveway for 4 cars

**Special Note**

- 1,708 Sq ft of above grade living space (MPAC) plus full basement
- Country feel with easy access to urban amenities
- Renovate or build your dream home!

## Updates &amp; Extras



**Procenko**  
GROUP  
One of your better moves

**Updates**

- Built-in dishwasher (2025)
- Hot water tank owned (2024)
- Oil furnace (2013)
- Shingles (2013)

**Inclusions & Extras**

- Stainless steel fridge, stove, built-in dishwasher, range hood
- Washer & dryer
- Central air

- All existing window coverings and electric light fixtures
- Central vacuum
- Workbench
- Hot tub (as-is)
- Living room and basement fireplaces (as-is)
- Garden shed with built-in shelving
- Outdoor built-in revolving clothes drying rack

**Exclusions**

- Kitchen pass-through stained glass
- Main bath medicine cabinet & towel rack
- Primary bedroom curtains
- Various outdoor plants