



Foyer

- Inviting double door entry with ceramic tile flooring
- Transom window
- Chandelier
- Pot lights
- Large closet
- Oak staircase
- Powder room

Living & Dining

- Bright combined living and dining
- Hardwood flooring
- Coffered ceiling
- Chandelier with light dimmer
- Wainscoting
- California shutters

Family

- Open design
- Hardwood flooring
- Coffered ceiling
- Gas fireplace
- California shutters
- TV and mount

Family-Sized, Eat-In Kitchen

- 4 Stainless steel appliances
- Ceramic tile flooring
- Granite countertops
- Modern design tiled backsplash
- Premium maple cabinetry and quality finishes
- Pantry
- Open and airy eat-in area with walk-out to patio

- Large island features double sink with upgraded pull-out faucet & breakfast bar

Main Floor Laundry

- Ceramic tile flooring
- Sink & backsplash
- Built-in cabinet
- Direct door to garage

Bedrooms and Bath

- Primary bedroom featuring hardwood flooring, ceiling fan, California shutters, walk-in closet and spa-like 5-piece ensuite with California shutters, ceramic tiling, double sink, soaker tub and walk-in shower
- 2nd, 3rd, 4th & 5th Bedrooms offer hardwood flooring, large closets and California shutters
- 4 Bedrooms with ceiling fan
- Shared 4 piece bath with ceramic tiling and California shutters

Finished Basement

- Recreation room
- Laminate flooring
- Wainscoting
- Egress window
- Smooth ceilings
- Pot lights with light dimmer
- Wet bar with double sink & fridge
- 6th Bedroom with ceiling fan, wainscoting and large walk-in closet

- Well-sized exercise area
- 4-Piece bath with ceramic tiling, quartz countertop, built-in medicine cabinet and upgraded tub with grab bars
- Storage areas
- Cold room

Of Special Note

- Meticulously maintained
- 9 Feet ceilings throughout main level
- Total finished area is approximately 3,300 sq ft

Exterior

- Brick and stone exterior
- Private, fully fenced back yard with interlock patio & greenspace
- Gas BBQ connection
- 2 Car garage with direct house access
- Private, double driveway
- Covered front porch

Superior Location

- Easy access to Hwy 400, GO Transit
- Close to top-rated schools (Harvest Hills PS, St. Marie of the Incarnation, Bradford DHS, Holy Trinity HS)
- Parks nearby including Ron Simpson Memorial Park

Updates & Extras**Inclusions**

- Stainless steel fridge, stove, range hood & built-in dishwasher, washer & dryer
- California shutters
- Family room TV & bracket
- Basement bar fridge
- Master bedroom ceiling fan
- Gas furnace, central air & heat pump (July 2023)
- All existing window coverings and electric light fixtures
- 2 Garage door openers & 2 remotes
- Garage shelving
- Furnace room shelving
- Patio furniture
- Hot water tank (rental)
- Water softener (rental)

