



**Main Level****Foyer & Entryways**

- Glass insert front door and sidelight
- Ceramic tile flooring
- Pot lights
- Closet
- Direct door to garage
- Powder room with marble countertop and built-in cabinet drawers

**Living & Dining**

- Spacious, combined rooms
- Hardwood flooring
- Windows overlooking front and side yard
- Chandelier with light dimmer

**Family**

- Open concept design
- Hardwood flooring
- Fireplace
- Window overlooking back yard
- Track lighting with dimmer

**Updated Kitchen**

- Spacious and open
- 4 Stainless steel appliances
- Ceramic tile flooring
- Granite U-shaped countertop
- Breakfast bar
- Glass, subway tile backsplash
- Double sink with pull-out faucet
- Custom cabinetry with pot drawers
- Floor-to-ceiling pantry

**Breakfast**

- Sun-filled and open to kitchen
- Ceramic tile flooring
- Vaulted ceiling
- Window overlooking back yard
- Walk-out to back patio

**2nd Level**

- Curved, hardwood staircase with nook and carpet runner
- Hardwood flooring in hallway
- Linen closet
- Sitting area

**Bedrooms & Bath**

- Primary bedroom with hardwood flooring, walk-in closet with built-in organizers and 3 piece ensuite
- Primary 3 piece ensuite offers ceramic tiling and soaker tub
- 2nd & 3rd Bedrooms with hardwood flooring
- 4 Piece bathroom features ceramic tiling, built-in medicine cabinet and pull-out showerhead

**Finished Basement**

- Recreation room with broadloom and pot lights with dimmer
- Multiple oversized storage closets
- Large cantina with built-in shelving

**Office**

- French door
- Ceramic tile flooring
- Pot light
- Sink with hair wash station

**Laundry**

- Ceramic tile flooring
- Sink
- Built-in countertop, cabinet & shelving

**Exterior**

- Covered front porch
- Double door 2 car garage with built-in storage shelving
- Private driveway for 4 cars
- Private, fully fenced back yard
- Backyard patio
- In-ground pool
- Direct BBQ gas line

**Special Note**

- 1,756 Sq ft above grade (MPAC), plus finished basement
- Nestled on a quiet, family-friendly street
- Close to everything!
- Easy walk to shopping, restaurants, Tim Hortons, Vince's Market, Magna Recreation Centre, soccer fields, Bogart Public School, and Newmarket High School
- Commuters will appreciate the quick access to Highway 404, while nature lovers can enjoy nearby trails at Bogart Pond and Wesley Brooks Conservation Area

**Upgrades & Extras****Inclusions**

- Stainless steel fridge, stove, built-in microwave/range hood & built-in dishwasher
- Washer & dryer

- All existing electric light fixtures and window coverings
- 2 Basement couches
- BBQ grill

- Gas furnace
- Pool and all existing related equipment
- Hot water tank (rental)

**Lot Size: 56.92 x 127.04 Feet, Irregular | Taxes: \$5,884.89 (2025)**

**Possession: 30-90 Days/TBA**

