

Approximate Room Sizes and Specs

MAIN LEVEL

Dining Room:	17'9" x 13'9"
Kitchen:	16'1" x 15'4"
Family Room:	21'0" x 13'1"
Den:	13'11" x 13'5"
Master Bedroom:	18'3' x 14'9"
Bathrooms:	1x2pc, 1x5pc

LOFT

Bedroom 2:	13'5' x 12'6"
Bedroom 3:	19'4" x 14'0"
Bathroom:	1x3pc

LOWER LEVEL

Bedroom 4:	15'1" x 11'6"
Bedroom 5:	18'8" x 11'6"
Recreation Room:	26'3" x 21'4"
Bathroom:	1x3 pc

Special Features & Upgrades

- Exclusive enclave in tranquil "muskoka-like" ravine setting
- Totally private property backing and siding onto ravine, at the bottom of a court
- Custom built Legend home with approx 4,000 sf in luxuriously finished living space
- Impressive 2 storey entry with feature window allowing for an abundance of natural lighting
- Smooth ceilings throughout and 9 ft ceilings on main level
- 3 fireplaces (Den, Family room and Lower Level)
- Granite and marble counter tops throughout home
- Smooth ceilings and halogen pot lights throughout home
- Crown moulding throughout the majority of the main level
- Multi-room sound system (with individual room controls) throughout the interior and exterior of home
- Wonderful open concept floor plan which features large entertaining kitchen with granite counters, gas cook top, double ovens, breakfast bar which seats 6 and walk out to deck overlooking ravine
- Spacious formal dining room with incomparable ravine views
- Wonderful, large family room with gas fireplace, an abundance of space for large gatherings and stunning views of the ravine
- Master bedroom on main level features walk in closet and ensuite bath with double sinks, separate shower and soaking tub
- Loft offers 2 spacious bedrooms and a 3 pce bath
- Lower level features a walk out to patio and gardens as well as a large recreation room, 2 additional bedrooms and a 3 pce bath
- Low maintenance exterior complete with irrigation system, small decorative pond, beautiful garden beds, patios and custom deck

Offered For Sale at:

\$1,099,000

Taxes: \$8,170 - 2007

Condo Fee: \$109.00

Possession: TBA