

Home Description

Front Exterior

- Magnificent curved, 2 ¼" thick, solid mahogany entry door with mahogany sidelights with beveled glass
- Premium bronze entry door hardware
- Gabled roof with custom crafted wood detailing and front entry pendant lighting
- Tree-lined driveway with tumbled stone border and tumbled stone entrance area to double garage with carriage style doors
- 2" thick flagstone steps and front entry with natural stone skirt
- Covered front verandah with mahogany-stained tongue and groove cedar overhang
- Wrought iron railings
- Front property pre-wired for future landscape lighting
- Irrigation system (2007)

Foyer

- Elegant and spacious
- Crown moulding
- 18"x18" travertine tiles and decorative travertine medallion inlay

Main Hall

- Soaring 2 storey cathedral ceiling
- Large window overlooks the lush front gardens and park
- Dormer with feature "eyebrow" window
- Crown moulding and Brazilian cherry hardwood flooring

Kitchen

- Custom solid wood maple glazed cabinetry with self-closing drawer slides and built-in storage compartments contrast beautifully with rich furniture-style custom display cabinetry
- 16 ft. cathedral ceiling with exquisite

- wrought iron chandelier
- Exotic granite counter top with beveled edges
- Oversized center island with adjoining breakfast seating area
- Large palladium window provides expansive view of the park-like grounds
- Brazilian cherry hardwood flooring
- State of the art Stainless Steel appliances include: Viking Professional Series gas cook-top with griddle, KitchenAid fully integrated dishwasher, Viking Professional Series French door fully integrated fridge, built-in Panasonic convection microwave, KitchenAid dual-temperature wine fridge
- Impressive stone-look, custom range hood with coordinating backsplash
- Direct access to 2nd staircase leading to lower level
- Built-in overhead speakers with controls

Powder Room

- Unique hand painted Asian inspired, above counter sink, complimented by wall-mounted bronze finished faucet
- Striking glass mosaic tiled vanity with custom wood cabinetry
- Brazilian cherry hardwood flooring
- 9 ft. ceilings with intricate crown moulding
- One-piece elongated American Standard toilet
- Whisper quiet fan

Dining Room

- Beveled glass French pocket doors
- Double sided gas fireplace with decorative wood mantle and granite surround
- Crown moulding and Brazilian cherry hardwood flooring
- Beautiful ceiling fixture with plaster medallion
- Oversized custom wood trimmed window overlooking covered outdoor terrace and back gardens
- Individually controlled overhead speakers

Great Room

- Breathtaking, spacious room with cathedral ceiling
- Gas fireplace with custom oversized cast-stone mantle flanked by custom framed cast-stone trimmed curved windows overlooking the verdant resort-style grounds
- French door leads to covered terrace and outdoor oasis
- Wall sconces and exquisite chandelier
- Brazilian cherry hardwood flooring
- Overhead speakers with controls

Living Room

- Curved wood trim entry with ½ walls and decorative pillars
- Elaborate iron and crystal chandelier with plaster medallion and coordinating wall sconces
- Double sided gas fireplace with decorative wood mantle and exotic granite surround
- French door with glass side panels offers entry to backyard haven
- Brazilian cherry hardwood flooring
- Individually controlled overhead speakers

Games Room

- Built-in glazed maple cabinetry with paneled fridge, double sink and granite countertop
- French door with glass side panel allows for easy access to backyard and convenient access to the Arctic Spa hot tub
- Brazilian cherry hardwood flooring
- Overhead speakers with controls
- Generous room that can be used for in-law suite or private master suite (see alternate floor plans)

Bedroom 4/Study

- Glass paned French door
- Bay window
- Halogen pot lights
- Brazilian cherry hardwood flooring

Bathroom

- 3 piece washroom
- Porcelain tiled walls and flooring
- Frameless glass shower with tumbled stone-look tiles
- Pedestal sink

Laundry Room

- Cobblestone-style porcelain tile
- Custom cabinetry provides an abundance of storage
- Granite countertop and large double stainless steel sink
- Stairway to basement (extra wide stairs)
- Access to oversized fully insulated garage (can accommodate 2 regular cars plus sports car)
- Side door access to yard with dog run

Master Bedroom

- Master Suite secluded in private wing
- Charming sloped and cathedral ceilings
- Plush diamond cut upgraded carpeting
- Striped silk draperies and custom drapery rods
- Halogen pot lights
- Ceiling Speakers
- Large windows

Master Ensuite

- Radiant heated, diagonally laid, travertine tile flooring with decorative mosaic border
- Furniture-style cabinetry with marble countertop and above counter sink with upgraded fixtures
- Separate make-up vanity with marble counter top
- Privacy wall separates toilet area
- Large frameless glass shower with travertine tile and built-in soap niche, hand held shower, 10" rain head and body jets
- Corner 2 person "Spa" tub
- Exquisite chandelier
- Ceiling speakers with controls

Dressing Area

- Custom wood, built-in cabinetry, closet organizers and built-in laundry hamper
- Brazilian cherry hardwood flooring
- Halogen pot lighting
- Skylight

Bedroom 2

- Charming sloped ceiling
- Plush upgraded carpeting
- Large walk-in closet with hardwood flooring and automatic lighting
- Large window with view to the rear gardens

Bedroom 3

- Plush upgraded carpeting
- Walk-in closet with hardwood flooring and automatic lighting

Main Bath

- 3 piece washroom
- Porcelain tile flooring
- Custom cabinetry with granite countertop
- One piece toilet
- Deep soaker tub with porcelain shower tiles, soap niche and decorative tile border
- Linen closet

Lower Level

- Cobblestone-style porcelain tile throughout
- Workshop, storage and utility rooms
- 2 piece bathroom
- Separate recreation room featuring stone faced fireplace with gas insert and halogen pot lighting

Exterior Landscaping

- Covered terrace with random pattern Wiarton flagstone, pickled pine ceiling with striking Bermuda-style ceiling fan and outdoor speakers
- Tumbled stone patio
- Professionally landscaped with ornamental trees, rockery, perennial gardens and irrigation
- Fully fenced backyard
- Arctic Spa 5 person hot tub (2007)

Extra Features

- Complete renovation and rebuild – 2005-2006
- Oversized 7 1/2" baseboards
- Door trim with oversized back banding
- Premium low maintenance SDL windows
- Abundance of halogen pot lighting
- Solid wood core doors with upgraded bronze levers
- Central air conditioning - 5 ton Lennox XC15 Signature Series Air conditioning unit
- Central vacuum system
- Security system
- 40 year shingles (new 2006)
- Lennox Super high efficiency furnace with Hepa filter and Lennox Healthy Climate humidifier
- Sump Pump – Triple Safe Pumping System with battery back-up
- Lift Master quiet garage door openers
- Insulated garage and insulated carriage garage doors

Inclusions

- All Electric Light Fixtures
- All Window Coverings
- Security System
- Central Vacuum System
- Garage Door Openers (2)
- Viking Professional Series Gas Range
- Kitchen Aid fully integrated dishwasher
- Viking Professional Series fully integrated fridge
- Panasonic convection microwave
- KitchenAid dual temperature wine fridge

Taxes: \$12,571 (2010)

Lot size: 104.98' x 248'

(approximately 1/2 acre)

Possession: Flexible