

Main Floor

ENTRANCE:

- Sheltered and recessed porch for weather protection and privacy
- High ceilings, crown moulding, elegant millwork & LED lighting throughout

FOYER

- Elegant door with transom window for lovely interior light
- Crown moulding
- Custom built-in armoire style double coat closet
- Alarm panel
- Deep baseboards
- Stone floor

GREAT ROOM

(Open Concept Living Room and Dining Room)

LIVING ROOM

- Easily seats 8 – 10
- Open to Dining Room
- LED lighting
- Built-in speakers
- Crown moulding
- Fireplace with elegant mantle and stone surround
- Wall to wall, tall window bay with double doors to garden
- Walk-out to multi-tier deck
- Expansive walls for art
- Deep baseboards
- Hardwood floor

DINING ROOM

- Easily seats 10 +
- Overlooks Living Room
- LED lighting
- Built-in speakers
- Crown moulding
- Tall windows with California shutters
- Swing door to Kitchen
- Expansive walls for art
- Deep baseboards
- Hardwood floor

KITCHEN

- Open to Family / Breakfast Room
- Family size kitchen with ample, built-in cabinetry complete with stone countertops with generous preparation space, under cabinet lighting, stainless-steel sink and built-in appliances
- LED lighting
- Built-in speakers
- Hardwood floor

FAMILY / BREAKFAST ROOM

- LED lighting
- Built-in speakers
- Crown moulding
- Built-in cabinets
- Double doors to Juliette balcony
- Deep baseboards
- Hardwood floor

POWDER ROOM – 2 Piece

- Crown moulding
- LED lighting
- Elegant wallpaper
- Pedestal sink
- Stone floor

Second Floor

Grand, open staircase with wide, deep treads, custom millwork and runner

PRIMARY BEDROOM

- King size and spacious enough for Sitting Area
- LED lighting
- Crown moulding
- Built-in speakers
- Walk-in closet
- Expansive south facing windows, plus door for walk-out to large Terrace
- Deep baseboards
- Hardwood floor

PRIMARY ENSUITE – 5 Piece

- LED lighting
- Stone topped vanity
- Soaker tub with handheld shower head
- Glass framed shower
- Window
- Stone floor

PRIMARY TERRACE

(Approximately 21' X 6')

- South facing overlooking garden

2ND BEDROOM

(Currently being used as a Den)

- Ideal Study, Home Office or Nursery
- Queen or Twin Size
- LED lighting
- Built-in speakers
- Crown moulding
- Large window for great light
- Custom built-in bookcases and cupboards
- Hardwood floor

ENSUITE – 3 Piece

- LED lighting
- Stone topped vanity with cupboards below for easy storage
- Glass framed shower
- Linen closet
- Window with California shutters
- Stone floor

Third Floor

- Grand, open staircase with wide, deep treads, custom millwork and runner
- Skylight
- LED lighting
- Hardwood floor

3RD BEDROOM

- Queen or Twin Size
- South facing window for great light and door to large, wood Terrace
- Large, deep closet with lighting and 2 linen closets
- Broadloom

ENSUITE – 3 Piece

- LED lighting
- Pedestal sink
- Glass framed shower
- Window
- Stone floor

3RD BEDROOM TERRACE

(Approximately 21' X 7')

- South facing
- Skyline view

4TH BEDROOM

- Queen or Twin Size
- Bright windows and door to wood terrace
- Large, deep closet with lighting
- Broadloom

Ensuite – 3 Piece

- LED lighting
- Stone topped vanity with cupboard below for easy and plentiful storage
- Glass framed marble shower
- Window
- Stone floor

4TH BEDROOM TERRACE

(Approximately 21' X 4')

- Superb retreat

Lower Level

FAMILY ROOM

- LED lighting
- Built-in speakers
- Crown moulding
- Fireplace with elegant mantle and stone surround
- Wall to wall built-in cabinet for entertainment systems, movies and/or books
- Large windows overlook walk-out patio entrance
- Walk-out to Garden
- Deep baseboards
- Hardwood floor

5TH BEDROOM / NANNY BR / GYM

- Above grade window with deep window well floods the room for good light
- Large, walk-in closet
- Deep baseboards
- Broadloom

BATH – 4 Piece

- Vanity with cupboard below for easy storage
- Bathtub with showerhead
- Tile floor

LAUNDRY ROOM

- Built-in cabinets
- Stainless steel sink
- Built-in appliances
- Stone floor

FURNACE ROOM

- Sump pump
- Central Vacuum
- Hot water tank
- Furnace

GARDEN

- Fabulous 167' deep Garden with a canopy of mature trees and framed by lush seasonal foliage providing tranquil privacy
- Multi-tiered so flexible for lounging, dining or barbecuing.
- Garden lighting
- Inground sprinkler system

GARAGE AND PARKING

- Detached single car Garage accommodates one full size vehicle plus ample room for storage, bikes and bins
- One parking spot in front of Garage
- One legal front pad parking spot at front door for easy access with groceries

Comfort Systems

- HWG Heating
- Central Air conditioning
- Central vacuum system and accessories
- Alarm panel (*Monitoring not included*)
- Custom built-ins throughout
- Irrigation and lighting systems in Garden

PARKING: Single car garage with space for 2 additional cars

TAXES: \$ 19,548.48 (2024)

LOT SIZE: 29.7' x 167'

HEATING: Forced Air, Gas
(Furnace is approx. 4 years old)

COOLING: Central Air
(Approx. 3 years old)

RENTALS: Hot water tank

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedule 'B'