

**PROPERTY DETAILS**

Taxes: \$23,498 (2023)

Lot Size: 143.2 ' Front by 153.15' Deep

Irregular, with a section of the property that extends to Balsam Drive  
0.581 acres, 25,295 square feet

Square Footage:

4,606 square feet above ground  
2,224 square feet in lower level  
Floor plans are available

**Property Overview**

5 + 1 bedrooms  
7 full bathrooms, 1 powder room  
Main floor office  
Laundry room on upper level  
Swimming pool, hot tub, pool cabana, basketball court

**2018**

An extensive renovation that included a two-level addition on the back of the garage for an additional bedroom, bathroom, mudroom, bathroom with sauna

- Full exterior update including windows (Golden Windows), roof
- All bathrooms except primary were updated
- New kitchen
- HVAC system upgraded (two furnaces, two air conditioners)
- Tankless hot water heaters (2)
- Walk-out from lower level to the back garden
- Basement waterproofed
- New mudroom, new laundry room
- New basketball court, hot tub, sauna
- Upper level was redesigned to allow ensuites and walk-in closets to the 4 bedrooms

## **GARAGE**

Can accommodate 3 cars.

In the 2018 renovation, it was extended to accommodate vehicles and storage  
Mechanical room houses the second HVAC system that was added in the reno

## **BEDROOMS**

Primary Retreat with dressing area, luxe ensuite

4 additional bedrooms with 4 ensuites and 4 walk-in closets

1 bedroom in lower level

## **BATHROOMS**

Main floor – Guest powder room, 3 piece with sauna next to mudroom

Upper Level – 5 piece primary ensuite; two 4 piece ensuites; two 3 piece ensuites, all with heated floors

Lower Level – 3 piece bathroom

## **MAIN LEVEL**

### **FOYER**

- Guest powder room
- Double coat closet

### **OFFICE**

- Custom built-in bookshelves
- Picture window to front garden
- Custom wood coffered ceiling

### **DINING ROOM**

- Gas fireplace, wall sconces
- Coffered ceiling

### **KITCHEN**

- Two islands: 8'10" and 6' in length
- Sun-filled with windows, slider doors to the deck
- Walk-in pantry
- Pot filler
- Extensive counters and cabinetry
- Quartz counters (Cesarstone)
- Custom backsplash (marble and mother of pearl)
- Built-in ceiling speakers

**BREAKFAST ROOM**

- Liebherr wine fridge (2005)
- Walk-out to back deck, BBQ, outdoor dining

**FAMILY ROOM**

- Gas fireplace
- Coffered ceiling
- Barn door to dining room
- Door to deck

**MUDROOM**

- Cabinets to the ceiling (10'5")
- Custom designed to allow room for 2 dog crates under the counter, extensive storage
- Access to both the garage and the back garden

**UPPER LEVEL**

Bedroom level laundry room maximized for cabinetry, counters, pull-out hampers, linen closet

**PRINCIPAL BEDROOM**

- Bay window
- Dressing room with extensive closet cabinetry
- Luxurious ensuite bathroom with soaker tub, double vanity, stand-alone walk-in shower, walk-in closet, water closet, heated floors

**BEDROOMS**

- Four spacious bedrooms
- Each has a walk-in closet, and an ensuite bathroom with heated floors

**LOWER LEVEL**

**RECREATION ROOM**

- Wood-burning fireplace
- Walk-up to back garden
- Adjacent room can hold work-out equipment
- Wet bar with sink, pullout fridge drawers and bar fridge

**GUEST BEDROOM**

- Extensive closets for storage

**BATHROOM**

- 3 piece

**THEATRE**

- Raised platform for movie watching
- (Seating could be included, if desired)
- Fixed screen, with projector on ceiling

**WINE CELLAR**

- Built-in Wine racks
- Sump pump with marine battery back up

**OUTDOORS**

Salt water pool with Stone deck, and waterfall

Pool equipment : heater 2019, filter 2018, new liner 2021

Ideal summer entertaining space

Hot tub (2018)

Cabana with WiFi / TV connection, white oak bar, sink, built-in cabinetry (2021)

Trampoline (as is) – optional

Basketball court

Irrigation system

**MECHANICAL**

Two HVAC systems (two furnaces, two AC's, two tankless hot water heaters)

Wired for Sonos

Central Vacuum

**Inclusions**

All existing kitchen appliances including Liebherr side-by-side fridge and freezer (2018); Dacor wall oven with warming drawer (about 20 yrs old); Bosch dishwasher (2019); 6 burner Jennair range with gas cooktop (2022); Panasonic microwave (2020); Liebherr wine fridge; SubZero fridge in garage; wet bar in basement includes two SubZero fridge drawers for drinks and a Marvel wine fridge; screen on wall and projector in theatre; LG washer/dryer (2018); two furnaces, two air conditioners, two tankless hot water heaters; trampoline (as is, optional); Irrigation system; Central Vacuum and accessories; pool equipment and accessories including winter cover; garden shed (as is)

Optional: Seating in the theatre room, pool table

**Exclusions**

Kegeator; Beer fridge in garage; wall-mounted televisions (tba)