

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

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