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CENTURY 21.
Leading Edge Realty Inc.

This is not intended to solicit property currently listed for sale.



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Fall in love with this gorgeous, 5 bedroom, 4.5 bathroom fully upgraded home located on a premium lot in Bayview Northeast, one of Aurora's most popular communities.

Backing onto lush greenspace and pond, this beautiful home is ideal for nature enthusiasts or for the busy family who wants to enjoy walking and biking trails right outside their back door.

Perfect for raising a family, this home features large principle rooms, upgraded hardwood floors, 2 full kitchens and luxury enhancements throughout. Abundant natural light fills the upper floor where you'll find 5 generous-sized bedrooms, including a master haven with spacious walk-in closet and spa-inspired 5 piece ensuite. All remaining bedrooms include semi-ensuites and walk-in closets.

Enjoy family time in the recreational-style lower level boasting a full kitchen with servery, recreation room with wet bar, 3 piece bath and walk-out to back yard with 6 man hot tub and mature trees for privacy.

Superbly located, this move-in ready home is ready for you to enjoy! Close to all amenities, schools, parks and easy access to Hwy 404.

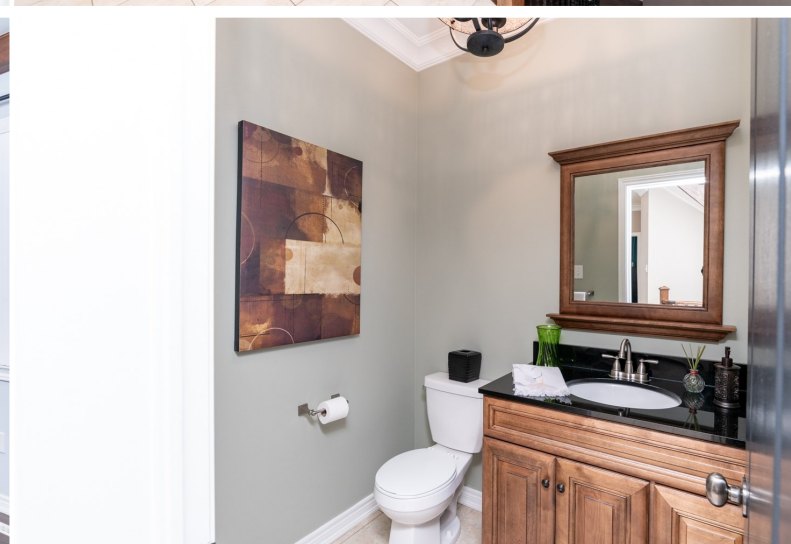
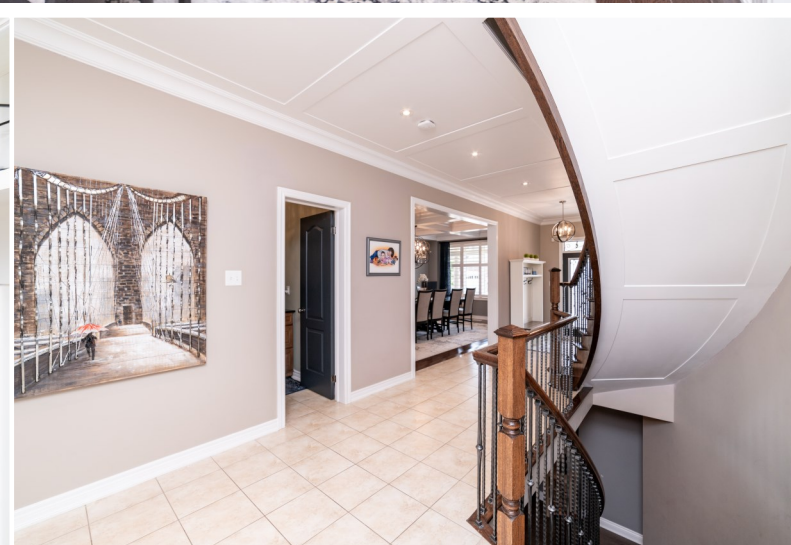
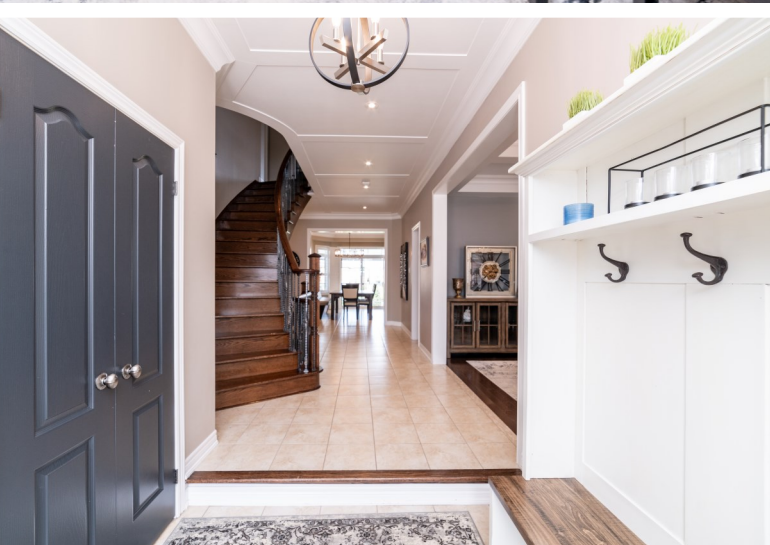


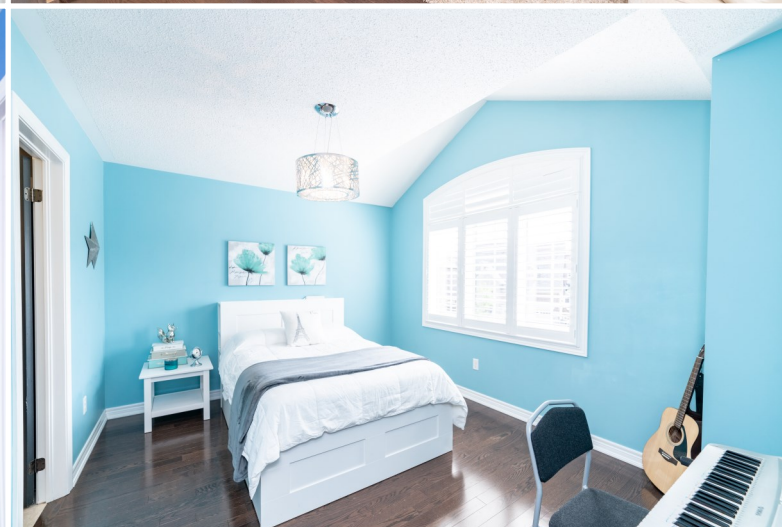
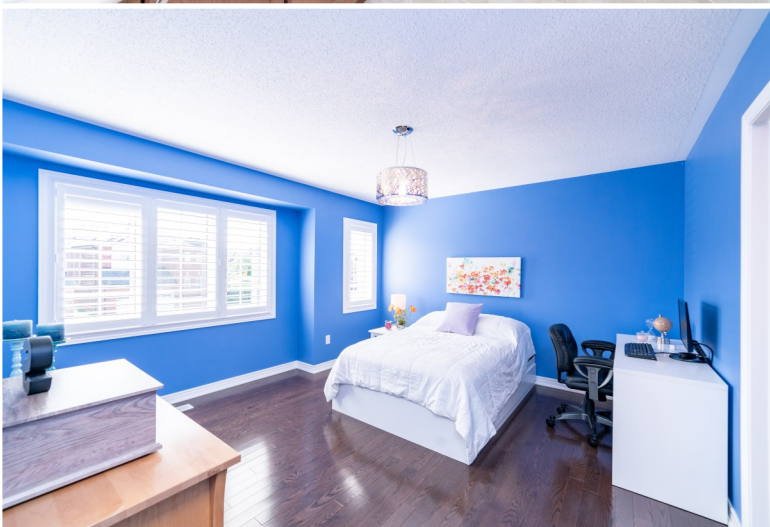


The perfect spot to kick back and relax, enjoy sipping wine and watching the sun set from this private deck.

Entertain family and friends in this back yard oasis boasting a spacious concrete pad for alfresco dining and lots of greenspace.

BONUS! Delight in taking an evening dip in the Arctic Spa 6-Man Hot Tub while gazing at the stars.





Home Features

MAIN FLOOR

- Welcoming double door entry
- Upgraded hardwood floors throughout including staircases
- Pewter finish railing balusters
- Crown moulding and ceiling wainscoting throughout
- Impressive oak staircase to second floor
- California Shutters throughout
- Powder room with crown moulding and upgraded vanity with granite top
- Enlarged laundry/mud room with direct access to garage

Eat-in Kitchen

- Bright and sun-filled with walk-out to large deck overlooking greenspace and pond
- Upgraded classic kitchen cabinets
- Granite countertops & oversized island
- Top quality built-in appliances
- Pantry and ample storage
- Double sink with pull-out faucet
- Built-in bench seating
- Served with granite countertop and ample cupboards

Living & Dining Room

- Spacious and bright formal living/dining room
- Full coffered ceiling in dining area

Family Room & Library

- Ceiling wainscoting and crown moulding in library
- Coffered ceiling and faux wood beaming in family room

UPPER LEVEL

- Upgraded hardwood floors and California Shutters throughout
- Large double linen closet

Master Retreat

- Overlooks greenspace and pond
- Spacious and bright with double door entry
- Walk-in and double closet
- Spa-like bathroom with glass shower, oval corner soaker tub, double sink and ceramic floors

Bedrooms & Baths

- Generously sized with large windows, walk-in closets and access to semi-ensuites
- 4 Piece semi-ensuites with double sinks

LOWER LEVEL WITH WALK-OUT

- Completely renovated
- Vinyl click flooring and potlights throughout
- Full kitchen boasting 7' Island with quartz top, upgraded 48" range hood, server area, ample cabinets, tiled backsplash and stainless steel sink
- Full wet bar and side bar with quartz tops
- 3 Piece bath with walk-in glass shower and designer porcelain tiles
- Laundry room with tub and extra storage
- Walk-out to back yard oasis and hot tub

EXTERIOR

- Premium lot with great curb appeal
- Flagstone front porch
- Designer interlock driveway & side walkway with Armour stone steps
- Fully fenced and professionally landscaped
- Large 10' x 22' deck off kitchen
- Walk-out basement with concrete pad
- Corner 10' x 12' garden shed

Upgrades & Extras

- Napoleon electric fireplace in basement
- Water softener system
- Reverse osmosis drinking water system with 4 runs throughout house
- CAT5 and Coax wired
- Arctic Spa 6 man hot tub with rigid cover
- New 10' x 22' deck with Duradek rubber flooring, aluminum & glass railings, and finished underneath with cedar & potlights
- Paltram translucent deck cover

- Double garage with 4 remotes

Exclusions

- Basement bar fridge and wall mounted TV
- Main floor curtains and rods
- Dining room chandelier
- All NEST smoke detectors, door camera, garage door lock and thermostat
- Basement fridge, dishwasher, washer & dryer (seller will replace)

Lot Size: 52.46 x 140.09 Feet | Possession: 60 Days / TBD | Taxes: \$7,741.14



Cooking is a pleasure in this gourmet kitchen boasting granite countertops, stainless steel appliances, servery and a center island for meal prep or to serve cocktails.

From the kitchen, walk out onto the massive 10' x 22' deck to enjoy a meal or cold beverage while overlooking green-space or dine in the spacious, sun-filled breakfast area.



Perfect for any size family, this home has over 5,000 square feet of living space and \$300,000+ in upgrades!

The lower level has it all! Cozy up to the breakfast bar for a Cappuccino in this fully equipped kitchen complete with island and servery. The enormous recreation room boasts large windows, wet bar and walk-out to patio and hot tub!

