



Ground Level**Foyer**

- Inviting foyer
- Key pad door lock
- Large sidelight
- Ceramic tile flooring
- Closet

Bedrooms & Bath

- Primary bedroom with broadloom and large built-in closet
- 2nd Bedroom with broadloom, track lighting and built-in shelving
- 3rd Bedroom with broadloom and track lighting
- Updated 4 piece bath with ceramic tiling, pot lights, built-in closet, fan timer, soaker tub and rounded walk-in shower with pull-out showerhead

Upper Level**Living**

- Spacious, bright & airy
- Broadloom
- Floor-to-ceiling picture window overlooking back yard
- Half wall overlooking foyer

Dining

- Open concept design
- Broadloom
- Walk-out to deck

Updated Kitchen

- Stainless steel appliances
- Sliding door
- Huge skylight
- Walk-out to side deck
- Granite countertop
- Ample cupboards with undercabinet lighting
- Pot lights
- Oversized undermount sink with pull-out faucet
- Wall cut out overlooking foyer

Lower Level**Family**

- Broadloom
- Walk-out to interlock patio

Office

- Broadloom
- Sliding door
- 2 Double closets
- Built-in desk & shelving

Laundry

- Sliding door
- Double closet
- Sink with cabinetry/drawers
- Built-in shelving

Basement

- 3 Piece bath with walk-in shower and built-in shelving/cabinetry

Recreation

- Broadloom
- Wall-to-wall closets with built-in shelving
- Pot lights
- Wood paneled ceiling with perimeter lighting

Workshop

- Tile flooring
- Workbench
- Wall-to-wall closet

Backyard Oasis

- Expansive private, treed and fully fenced back yard
- Lockable door on back fence directly to Midland Ave and TTC
- Huge in-ground pool with slide, ladder and diving board
- Pool cabana
- Storage boxes
- Interlock patio
- Storage crawl space
- Deck with built-in benches
- Lush gardens

Exterior

- Car port
- Interlock driveway and walkway
- 6 Car parking
- Front yard shed

Move right in and enjoy!**Updates & Extras****Updates**

- Kitchen
- Main bath
- Furnace (approx. 5 years)
- Shingles (approx. 10 years)

Inclusions & Extras

- Fridge, stove, built-in dishwasher, microwave
- Washer & dryer
- Gas furnace & central air

- All existing Hunter Douglas window coverings and electric light fixtures
- Hot water tank (owned 2 years)
- Storage shed by car port
- Kitchen water filter as is
- Basement workbench
- Workbench outside kitchen door,
- Back & front yard sprinkler system
- Landscape path lighting

- Pool cabana with pool heater & diatomaceous earth filter, 2 canvas change rooms, 2 storage benches in change room, robot pool vacuum
- In-ground concrete swimming pool 20' x 40' with safety cover, slide, diving board, ladder & underwater light
- Exclude dining room light fixture