



**Ground Level****Family Room/Den**

- Main door with glass insert
- Tiled flooring
- Pot lights
- Gel fireplace with stone tiled wall
- Double closet with mirrored doors

**3 Piece Bath**

- Tiled floor
- Stone countertop
- Built-in shelving
- Glass walk-in shower

**Den/Bedroom**

- Generously sized
- Tiled flooring
- Pot lights

**Main Level**

- 9 Feet ceilings

**Living**

- Open concept
- Tiled flooring
- Pot lights

**Dining**

- Open concept
- Tiled flooring
- Chandelier
- Recessed wall shelving
- Pass-through to kitchen

**Eat-in Kitchen**

- Open design
- Tiled flooring

- 5 Stainless steel appliances which includes built-in oven and built-in microwave
- Granite countertop
- Under cabinet lighting
- Double sink with pull-out faucet
- Stone tiled backsplash
- Pot lights
- Pot drawers
- Pantry with pull-out organizers
- Closet
- Bright & spacious breakfast area
- Walk-out to back patio

**2nd Level**

- Hardwood stairs with glass railing
- Spacious and open hallway ideal for an office or study area
- Laundry area with double doors & sink
- Large linen closet
- Pot lights

**Bedrooms & Bath**

- Bedroom with hardwood flooring, double closet with mirrored doors and a window with sitting area
- Bedroom with hardwood flooring, wall-to-wall built-in closet and desk, pot lights and glass insert overlooking hallway
- 4 Piece bath with granite countertop

**3rd Level**

- Entire primary bedroom retreat
- Door to this level offering privacy
- Hardwood stairs with glass railing
- Hardwood flooring

- Vaulted ceiling
- Ceiling fan
- Walk-out to balcony overlooking front with glass insert door
- Walk-in closet with built-in organizers
- 5 Piece ensuite with tiled flooring, granite countertop, double sink, wall-to-wall vanity mirror, soaker tub with pull-out faucet and granite surround, frameless glass walk-in shower, water closet & ceiling fan

**Of Special Note**

- Total finished area is approximately 2,300 sq ft

**Exterior**

- Detached garage with 2 car hydraulic system and ample multi-level storage areas
- Fully fenced back patio & front patio
- Perennial gardens
- "The Painted Ladies" collection

**Superior Location**

- Easy walk to schools, parks, walking & biking trails, dog parks, Bruno's Fine Foods, Woodbine Beach, Ashbridge's Bay Volleyball Courts and vibrant Queen Street shops and restaurants

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

- Fridge, stove, built-in dishwasher (Jan 2025 + 4 year extended warranty), built-in microwave, built-in oven, electric cooktop
- Stacked washer & dryer
- All existing electric light fixtures &

- window roller shades
- Gel fireplace
- Central vacuum & equipment
- 2 Central air conditioners (upstairs AC 2021, downstairs AC 2022, both 5 year warranty)
- Garage door opener

- Garage hydraulic system
- Direct gas bbq line
- Hot water tank (rental)
- Exclude freestanding garden furniture, planter and plant pots



**Procenko**  
GROUP  
One of your better moves

**Lot Size: 14.78 x 116.97 Feet | Taxes: \$8,144.14 2025) | Possession: TBA**