



**Living Room** Main 19`7" x 16`6"  
**Bedroom - Primary** Second 24`4" x 17`1"  
**Bedroom** Second 17`5" x 16`9"  
**Bedroom** Second 15`6" x 9`11"  
**Bedroom** Lower 17`0" x 11`10"  
**Media Room** Lower 23`2" x 16`0"  
**2pc Bathroom** Basement  
**3pc Ensuite bath** Second  
**4pc Ensuite bath** Second  
**3pc Ensuite bath** Main

**Spice Kitchen** Main 12`4" x 9`10"  
**Bonus Room** Second 14`1" x 11`5"  
**Bedroom** Second 15`7" x 12`6"  
**Laundry** Second 8`8" x 8`3"  
**Office** Lower 10`2" x 9`2"  
**Wine Cellar** Lower 10`2" x 6`4"  
**4pc Bathroom** Basement  
**5pc Ensuite bath** Second  
**4pc Bathroom** Second  
**2pc Bathroom** Main

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1710761  
 Zoning: R-1

Remarks

Pub Rmks: **LOADED WITH UPGRADES,EVERY THING YOU SEE IS UPGRADED. 4280.SQ.FT. ON UPPER AND MAIN LEVEL +1358 SQ.FT. DEVELOPED IN LOWER LEVEL ,SO TOTAL OVER 5600 DEVELOPED LIVING AREA.SOME OF THE FEATURES ARE KITCHEN AND SPICE KITCHEN ON THE MAIN LEVEL ,LIVING AND FAMILY ROOM +NOOK AND FORMAL DINING ROOM ON THE MAIN LEVEL. ONE MASTER BEDROOM ON THE MAIN LEVEL,4 FULL BATHROOMS ON UPPER LEVEL,1.5 BATHS ON THE MAIN LEVEL +1.5 BATHS ON THE LOWER LEVEL. HUGE DECK ON THE MAIN AND UPPER LEVEL, HUGE BONUS ROOM +4 LARGE BEDROOMS ON UPPER LEVEL. ALL OF THOSE ARE MASTER BEDROOMS .ONE OFFICE ON THE MAIN LEVEL AND ONE OFFICE IN THE BASEMENT. THEATER ROOM AND WET- BAR IN THE BASEMENT. FULLY FINISHED WALK-UP BASEMENT WITH ONE BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY IN THE BASEMENT.ROUND STAIRS,IRON SPINDLES,KNOCK DOWN CEILING, ,9 FT.CEILING ON MAIN AND 9 FT. CEILING ON UPPER AND LOWER LEVEL AND THE LIST GOES ON.TRIPLE INSULATED AND HEATED FRONT ATTACHED GARAGE,CENTRAL AIR CONDITIONER,ACRYLIC STUCCO.CLOSE TO ALL THE AMENITIES.VERY EASY TO SHOW.SHOWS LIKE A SHOW-HOME.A MUST TO SEE, YOU WILL NOT BE DISAPPOINTED. NO SALE SIGN ON THE PROPERTY.**

Inclusions: NONE  
 Property Listed By: Royal LePage METRO

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**