



Spacious 4 Bedroom Family Home with Backyard Oasis & Dreamy Primary Suite

Welcome to this beautifully appointed single-family home offering an exceptional blend of comfort, space, and style. With 4 bedrooms upstairs plus a guest suite in the fully finished basement, this residence is perfect for growing families or multi-generational living.

Step into a large, inviting foyer with inside access to the double car garage and a convenient powder room nearby. A few steps up lead to the expansive main floor living space featuring 9-foot ceilings, hardwood flooring, recessed lighting and an abundance of natural light. The elegant living room flows seamlessly into the formal dining room—ideal for entertaining—while a cozy gas fireplace adds warmth to the family room, currently styled as a dining room.

The generous eat-in kitchen is a chef's delight, equipped with stainless steel appliances, ample cabinetry including pot drawers and a pantry cupboard, and a sunny eating area. Patio doors open directly to the raised deck and fully fenced

backyard retreat—complete with a heated, in-ground kidney-shaped pool. Spend your summer poolside with family and friends in this private outdoor space designed for fun and relaxation.

Upstairs, the show-stopping primary suite is a true sanctuary with soaring cathedral ceilings, custom walk-in closet, and a luxurious ensuite complete with a soaker tub, quartz-topped double vanity, heated floors, electric fireplace, and a spa-like shower with rainhead and panel. Enjoy morning coffee or evening wind-downs on your private covered balcony. Three generously sized secondary bedrooms offer excellent closet space and share a 4-piece bathroom. A conveniently located laundry closet completes this level.

The fully finished lower level expands your living space with recessed lighting throughout and includes a spacious recreation/family room, a private guest bedroom with its own 3-piece ensuite with heated floors and a walk-in closet, an additional powder room, utility/storage space, and a charming under-the-stairs play nook—perfect for kids.

Located in a welcoming, family-friendly community within walking distance to area schools, parks, transit, and everyday amenities, this home delivers the lifestyle you've been looking for—indoors and out.

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INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Microwave
- Dishwasher
- Washer & Dryer
- All Light Fixtures where currently installed
- Window Coverings where currently installed
- Electric Fireplace in primary ensuite bath
- Central Vac and Accessories
- Pool Equipment (pump, filter, heater) and accessories

EXCLUSIONS:

- Wall mounted TV and mount in primary bedroom
- Moveable Kitchen Island
- Basement Refrigerator

Year Built:

2002 by Phoenix Homes, The Pinewood Model

Lot Size:

35.0 ft(FR) x 113.84 ft(D)

Property Taxes:

\$5,346.05 [2024]

Possession Date:

TBA/July 2nd or later

Heating:

Forced Air, Natural Gas

Cooling:

Central Air
Parking: Double Attached Garage; driveway parking for an additional four vehicles

Rental Equipment:

Hot Water Tank

Monthly Utilities:

On average:
 Hydro \$188.51; Heat \$176.32; Water \$83.73

RECENT HOME IMPROVEMENTS:

2025:

- Hot Water Tank (rental)

2024:

- Pool Pump

2023:

- Attic Insulation

2021:

- Pool Liner replaced

2020:

- Main floor ceilings, and one bedroom on the second level, upgraded from stipple ceiling to smooth finish for a cleaner, contemporary look

2018-2020 (work completed by previous owners)

- Gas Furnace
- A/C
- Roof Shingles
- Primary Ensuite Bath renovation

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	13'5" x 10'0"
Main	Living Room	16'0" x 13'9"
Main	Dining Room	11'0" x 11'0"
Main	Kitchen	17'10" x 9'0"
Main	Family Room	13'7" x 11'6"
Main	Powder Room	5'3" x 5'0"
Second	Primary Bedroom	16'0" x 11'11"
Second	5 Piece Ensuite	10'0" x 9'9"
Second	Balcony off primary	8'11" x 7'7"
Second	Bedroom 2	12'7" x 11'0"
Second	Bedroom 3	11'6" x 11'0"
Second	Bedroom 4	12'4" x 10'6"
Second	4 Piece Bathroom	8'9" x 5'11"
Second	Laundry	
Basement	Recreation Room	17'6" x 14'4"
Basement	Bedroom 5	13'2" x 10'9"
Basement	3 Piece Ensuite	10'6" x 6'3"
Basement	Walk-in Closet	10'4" x 4'0"
Basement	Powder Room	7'0" x 5'1"
Basement	Storage/Utility Room	

*Some Room Measurements +/- jogs.



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