

15 VALIANT ROAD – PROPERTY DESCRIPTIONS

EXTERIOR – FRONT

Stucco exterior. Natural stone front porch with glass railings, pendant light, and 2 wall-mounted light fixtures. 2nd level balcony with glass railing. Exterior LED accent pot-lights and additional wall-mounted light fixtures. Mature trees, front lawn and gardens. Inter-locking brick driveway and walkways. Single car garage (with epoxy floor and electronic door opener).

EXTERIOR – REAR

Fully fenced backyard, cedar hedges, synthetic lawn, covered wooden deck with multiple pendant lights, elevated wooden deck overlooking garden, mature tree, garden shed, wall-mounted accent lights.

INTERIOR – MAIN LEVEL

Foyer

Built-in bench, window, double coat closet, oversized tile flooring, pendant light. Nest thermostat.

2-piece powder room

Wall-mounted faucet (black finish), modern wall-mounted vanity, one-piece dual flush toilet, window, oversized tile floor.

Staircase

An impressive wooden staircase with a glass balustrade, featuring a large west-facing picture window & chandelier above

Living Room

A lovely sitting area with a grand window overlooking the front garden, hardwood flooring (*Euro Oak ¾ x 5"*), *Napoleon Allure Phantom electric fireplace*, wooden mantle, display niches, LED pot-lights.

Dining Room

Entertain family and friends in this wonderful open concept room. Hardwood flooring (*Euro Oak ¾ x 5"*), built-in cabinetry (display shelves), sliding glass door walk-out to covered patio. LED pot-lights and capped electrical box for chandelier.

Family Room

An open concept room with hardwood flooring (*Euro Oak ¾ x 5"*), double sliding glass door (flanked by two large picture windows) walk-out to elevated patio.

Kitchen

An epicure's dream kitchen – a stunning, sunlit space featuring Quartz countertops and quartz backsplash, white shaker-style cabinetry (features pull-out storage drawers, integrated refuge bins, glass door display cabinets, black pulls/hardware, under-mounted LED lighting). Centre island (bar seating for 3, oversized basin sink with goose-neck faucet, storage, electrical outlet). 3 windows, LED pot-lights and pendant lights above island, Hardwood flooring (*Euro Oak ¾ x 5"*).

Appliances: Bosch stainless steel refrigerator (French Door Bottom Mount), Thermador stainless steel wall oven, Bosch 5-burner gas cooktop, Bosch stainless steel exhaust hood, Bosch stainless steel built-in dishwasher, Panasonic stainless steel built-in microwave.

SECOND LEVEL

Landing

Hardwood flooring (*Euro Oak* $\frac{3}{4}$ x 5"), skylight, LED pot-lights.

3-piece bathroom

Frameless glass shower (with a rainfall shower head plus a handheld shower head, full-height mosaic tile surround, built-in display niche/shelf), tile flooring, window, illuminated vanity mirror, modern wall mounted vanity with integrated circular sink and black faucet, skylight.

Laundry room

Tile flooring, built-in cabinets, black countertop. LG front load washer and dryer, flush-mount ceiling light, window.

Master Bedroom

A gorgeous retreat within your own home! Cathedral ceiling, semi-circular arch transom window above Juliette balcony (south-facing, double sliding glass doors) flanked by two side lite windows. Hardwood flooring (*Euro Oak* $\frac{3}{4}$ x 5"), chandelier.

5-piece ensuite bathroom

Heated floors, Talo Grey Karatile 40 x 40 tile floor, free-standing soaker tub with free-standing bath faucet (black), frameless glass shower (ceiling-mounted rainfall shower head plus a handheld shower head, built-in bench, built-in niche/shelf, black hardware, Talo Grey Karatile 40 x 40 tiles with quartz accents), double vanity with quartz countertop and under-mounted sinks (black faucets), one-piece dual flush toilet, wall-mounted lights (black & brass finish), pendant light (brass finish). 2 windows.

Walk-in closet

Built-in cabinetry (with a variety of pull-out drawers, shelves, hanging rods, display drawers), 2 flush mount ceiling light fixtures, window.

2nd Bedroom (northwest)

Coffered ceiling, chandelier, double-door entrance, Hardwood flooring (*Euro Oak* $\frac{3}{4}$ x 5"), large window, double-closet with built-in organizers.

4-piece ensuite bathroom

Frameless glass shower/tub (with full height tile surround, built-in niche/shelf, rainfall shower head plus handheld shower head, black hardware). Oversized tile flooring (brick pattern), wall-mounted vanity with integrated basin sink and black faucet, wall-mounted vanity light, one-piece dual flush toilet, window, flush mount ceiling light.

3rd Bedroom (southwest)

Coffered ceiling, Hardwood flooring (*Euro Oak* ¾ x 5"), 4 windows, double-closet with built-in organizers.

4th Bedroom (northeast)

Hardwood flooring (*Euro Oak* ¾ x 5"), double-closet with built-in organizers, double sliding glass door walk-out to balcony (with frameless glass railing, wall-mounted exterior lighting), electrical floor outlet (for option to use as home office).

LOWER LEVEL

Landing/Games area

Walk-up to side exterior entrance, laminate wood flooring, LED pot-lights.

2-piece washroom

Hexagonal floor tiles, one-piece dual flush toilet, modern vanity with integrated sink and gooseneck Kohler chrome faucet.

Recreation Room

LED pot-lights, laminate wood flooring, 3 above grade windows.

Home Office

LED pot-lights, laminate wood flooring, window, storage closet (under staircase).

Storage Room/2nd Laundry Room (optional)

Flush mount ceiling light fixture, laminate wood flooring. Ready for a 2nd laundry room (gas, electrical, plumbing, and vent installed for clothes washer and dryer).

Special Features:

- ~ Extensive custom renovation completed in 2022~
- ~ Smart, Transitional design with functional layout ~
- ~ ¾" European Oak hardwood floors throughout above grade levels ~
- ~ Stunning, sunlit Kitchen with Thermador and Bosch appliances ~
- ~ Five spa-like bathrooms ~
- ~ Primary Bedroom retreat with Cathedral ceiling, Juliette balcony, walk-in closet & 5-piece ensuite bathroom ~
- ~ Second level balcony (off the 4th bedroom/Home Office) ~
- ~ Extensive built-ins (closet, shelving, bench) ~
- ~ Fully finished basement~
- ~ Plenty of storage ~
- ~ Corner lot ~ Mature trees ~ Fully fenced private backyard ~ Multiple patio area (open air & covered) ~
- ~ Extra insulation below 2nd level cantilevered floors (above the covered patio) ~
- ~ Navien Instant hot water heater~
- ~ HVAC System:: Forced air gas heating (Lennox High-efficiency furnace, General Aire Air Cleaner, High Recovery Ventilator), Central Air conditioning ~