

18 WOODVALLEY DRIVE – Property Descriptions

EXTERIOR

Front

Stone/brick exterior, stone steps/porch, double door entrance flanked by 2 exterior wall lights (installed 2019), built-in planter box, double-car garage with automatic garage door opener, private double driveway (asphalt), mature trees and perennial garden, asphalt shingle roof (replaced 2018).

Rear

Fully fenced private backyard, mature trees & gardens, elevated deck, garden shed (cedar, 2 windows & with flower boxes), tree-sized planter boxes, deluxe swingset.

INTERIOR

Foyer

Double wooden doors with transom window, 2-storey ceiling height, floor-to-ceiling window, custom sheer/shade window coverings (Silhouette-style), skylight, double closet, pendant light (2019), solid wooden staircase, built-in flower box, porcelain tile flooring.

Living Room

Maple hardwood floor, plaster crown moulding, stone fireplace (wood-burning), built-in cabinetry, LED potlights, 7 built-in surround sound speakers, large window overlooking front garden, custom sheer/shade window coverings (Silhouette-style).

Dining Room

Maple hardwood floor, plaster crown moulding, double French doors with side lite windows.

Family room

LED potlights, porcelain tile flooring, 2 pictures windows overlooking garden, sheer/shade window coverings (Silhouette-style), French door walk-out to elevated deck.

Kitchen

Custom solid-wood cabinetry with full uppers, crown moulding a plethora of extras including centre island with wrap-around seating, built-in pantry, built-in cutting board, built-in display with leaded glass detailing, pull-out spice racks, pull-out corner drawer system for easy access, built-in cabinet for TV, and more!

Top-end stainless steel appliances:

- 36" Diva Induction cooktop
- 30" Built-in KitchenAid Convection with steam-assist double ovens
- 42" KitchenAid French door, bottom-mount built-in refrigerator (Architect Series II)
- KitchenAid built-in convection microwave



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- Gaggenau built-in coffee machine
- Miele (Excetta Series) built-in paneled dishwasher
- built-in exhaust hood

Honed granite countertops, stone tile backsplash (type of stone), stainless steel double FRANKE sink with In-Sink-Erator, chrome gooseneck faucet with pull-out spray nozzle, picture window in front of sink, porcelain tile floor, LED potlights. automatic dustpan (CVAC), double sliding glass door walk-out to elevated deck.

Hallway

French door providing sleep quarters from rest of home, skylight, Maple hardwood floor, linen closet.

4-piece bathroom (renovated in 2018)

Soaker tub/shower (with full-height tile surround, brushed nickel adjustable fixed/hand held shower head, potlight, frameless glass door), oversized floor tile, one-piece toilet, shaker style vanity cabinet with quartz countertop & under-mounted sink, wall-mounted light fixture, modern brushed nickel faucet, casement window (frosted for privacy).

Master Bedroom

Broadloom flooring, oversized window overlooking garden, built-in cabinets, walk-in closet with custom built-ins, LED potlights, flush-mount rubbed-bronze light fixture (2019).

4-piece ensuite bathroom

Double vanity with quartz countertop (2019), under-mounted sink & brushed nickel faucets. Frameless glass double shower (with multiple body jets, ceiling-mounted head & a brushed nickel adjustable fixed/hand held shower head, full-height tile surround), toilet, tiled floor & wainscoting, potlights & flush-mount light, frosted casement window.

Bedroom

Double closet with custom built-ins, pendant light, custom Hunter Douglas Silhouette sheer/shade window coverings, broadloom flooring.

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LOWER LEVEL

Landing

Cedar closet, flush-mount light fixture, access to large crawl space storage area, above ground walk-out.



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Recreation Room

LED potlights, wood-burning fireplace (brick with reclaimed wooden mantle), above grade windows with Plantation shutters, laminate wood floors.

Games Room

Open concept, wooden feature ceiling.

Home Office (*easily converted to 4th Bedroom*)

2 above grade windows (with California shutters & overlooking garden), built-in work stations, custom built-in cabinetry (display shelves, pull-out drawers & full height storage).

Laundry Room

Granite countertop, custom built-in shelving (designed to fit 4 laundry baskets) and cabinets, built-in clothes hanging bar, built-in stainless steel laundry basin with brushed nickel goose-neck faucet, Maytag Bravos Series washer/dryer, Led potlights, access to HVAC closet, tile flooring.

3-piece bathroom

Oversized shower (with full-height tile surround, brushed nickel adjustable fixed/hand held shower head, LED potlight, frameless glass door), shaker style vanity cabinet with granite countertop & under-mounted sink, modern brushed nickel faucet, one-piece toilet, tile flooring.

Cold Cellar

Built-in shelving.

