

## 39 SCHAEFER PLACE – PROPERTY DESCRIPTION

### MAIN LEVEL

#### Foyer

Front door with textured glass & iron insert, curved wooden staircase with black iron balustrade to upper level, double coat closet, tile floor, 3 flush-mount light fixtures.

#### 2-piece washroom

Pedestal sink, chrome faucet, toilet, semi flush-mount light fixture, tile floor.

#### Laundry room

Kenmore front-load washer/dryer, laundry basin, window, built-in cabinets, access door to double garage.

#### Living Room

Wide plank hardwood flooring ('19), window overlooking front garden, open concept room combined with formal dining area.

#### Dining Room

Wide plank hardwood flooring ('19), window overlooking backyard/ravine, open concept room.

#### Kitchen (renovated in 2019)

Quartz countertop and quartz slab backsplash, white shaker style cabinets, under-mounted double sink with gooseneck faucet/pull out spray nozzle, LG stainless steel built-in dishwasher ('19), LG stainless steel fridge with pull-out freezer ('19), Kenmore stainless steel stove ('19), stainless steel range hood ('19), tile flooring, semi flush-mount light fixture.

#### Breakfast area

Open concept room combined with kitchen, double sliding glass door (walk-out to elevated patio overlooking ravine!), two large windows with plantation shutters, semi flush-mount light fixture.

#### Family Room

Wide plank hardwood flooring ('19), window overlooking ravine, gas fireplace with wooden mantle/tile surround, flush-mount light fixture.

### SECOND LEVEL

#### Landing

Wide plank hardwood flooring ('19), linen closet, large pendant light.

#### 4-piece bathroom

Vanity with white cabinetry, tube/shower with full height tile surround, toilet, window, tile flooring.

### **Master Bedroom**

Double door entrance, wide plank hardwood flooring ('19), walk-in closet.

#### **Home office/Sitting area**

Wide plank hardwood flooring ('19), semi-vaulted ceiling, oversized arched window.

#### **4-piece en-suite bathroom**

Barn door entrance, soaker tub with 2 windows above (overlooking ravine!), separate shower with full height tile surround, vanity, toilet.

### **2nd Bedroom**

Wide plank hardwood flooring ('19), double closet, window overlooking ravine!

### **3rd Bedroom**

Wide plank hardwood flooring ('19), double closet, window.

## **LOWER LEVEL**

*(direct walkout, above ground rear elevation)*

### **Landing**

Wide plank laminate flooring ('19), pot-lights.

### **Storage Room**

Built-in shelves, electrical panel, access to cold cellar closet.

### **Games Room**

Wide plank laminate flooring ('19), pot-lights, open concept.

### **3-piece bathroom (renovated in 2019)**

Double shower with pot-lights and chrome shower head/hardware, oversized tile floor, white vanity with 8" faucet, toilet, pot-lights, window.

### **Recreation Room**

Wide plank laminate flooring ('19), pot-lights, gas fireplace with floor to ceiling brick veneer, double sliding glass door walkout to backyard with ravine views, window with ravine views, access to storage closet under stairs.

### **HVAC Room**

Forced air gas furnace, hot water tank (rental).

### **Bedroom**

Wide plank laminate flooring ('19), flush-mount light fixture, large window overlooking yard/ravine!

## **EXTERIOR**

### **Front**

Double driveway, interlocking brick walkway, exterior wall lanterns, stand-alone light post, multiple garden beds/trees, brick exterior, asphalt shingle roof.

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**Back**

Elevated wooden deck overlooking ravine, fully fenced yard, treed.

**SPECIAL FEATURES/UPDATES**

- ~ Ravine lot~
- ~ Above grade rear elevation with direct walk-out ~
- ~ Cul-de-sac location ~
- ~ Clera windows and kitchen patio door 2016 ~
- ~ 30-year roof shingles installed 2014~
- ~ Kitchen & Kitchen appliances 2019 ~
- ~ Hardwood Floors 2019 ~
- ~ Basement washroom 2019 ~
- ~ Basement floor 2019 ~
- ~ New air conditioner 2016 ~
- ~ 2 fireplaces ~
- ~ Elevated Sundeck ~

**GENERAL DESCRIPTION**

Type: Detached  
Style: 2-storey  
Lot Size: 39.73' x 142.62'  
Property Taxes: (2019)  
Driveway: private double  
Garage: double-car  
Rooms: 8+4  
Bedrooms: 3+1  
Bathrooms: 2x4 (upper), 1x2 (main), 1x3 (lower)  
Basement: Finished  
Heating: Forced air gas  
Air conditioning: Yes