

8 WESTROSE – PROPERTY DESCRIPTIONS

MAIN LEVEL

FOYER

Double 8' French doors with decorative iron and glass inserts, window (Hunter Douglas shade), limestone tile flooring, oversized baseboards and trim, pot lights, 2-storey ceiling, curved staircase (wooden, custom iron balustrade) to upper level, grand chandelier, coat closet.

DEN (*Can easily be extra bedroom*)

Double French doors (wooden with rippled glass inserts), Jatoba hardwood flooring, oversized baseboards and trim, oversized bay window (with Hunter Douglas shades), pot-lights, closet (with built-ins).

KITCHEN

Granite countertops, custom cabinetry (featuring full-height pantry, soft close drawers/doors, pull out storage drawers, & more), centre island/bar [seating for 4, 3X pendant lights above, under-mounted double sink with Gooseneck faucet (pull-out spray nozzle), Garburator, KitchenAid dishwasher], KitchenAid 6-burner gas cooktop, KitchenAid stainless steel side-by-side refrigerator, KitchenAid stainless steel built-in convection oven, KitchenAid built-in microwave, Limestone tile backsplash, Limestone tile flooring, pot-lights, oversized baseboards and trim, 2 windows.

POWDER ROOM

Custom vanity with under mounted Kohler sink, modern faucet, stone wainscoting, Kohler toilet, pot-lights, built-in corner mirror.

LAUNDRY/MUDROOM

Limestone tile flooring, Whirlpool Duet front-load washer and dryer, built-in cabinets and laundry sink, built-in bench/coat rack/storage unit, pot-lights, walkout to backyard.

DINING ROOM

Jatoba Hardwood flooring, oversized baseboards and trim, pot-lights, open concept room, chandelier, gas fireplace.

LIVING ROOM

Jatoba hardwood flooring, oversized baseboards and trim, pot-lights, open concept room, skylight, sliding glass door walkout to wooden deck.

SECOND LEVEL

LANDING

Jatoba hardwood flooring, oversized baseboards and trim, pot-lights,



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MASTER BEDROOM SUITE

Jatoba hardwood flooring, oversized baseboards and trim, pot-lights, 2 windows, walk-in closet with built-ins, double closet with built-ins.

6-PIECE BATHROOM

Neptune multi-jet tub (with chrome waterfall faucet and handheld spray, stone/glass tile surround), frameless glass shower (with 2 oversized rain shower heads, a separate handheld, full height stone tile surround, built in shelf), bidet, Kohler toilet, stone tile flooring, pot-lights, double vanity with 2 under-mounted Kohler sinks, 8 inch waterfall faucets, stone countertop, built-in mirror, vanity light, window with plantation shutters.

BEDROOM

Jatoba hardwood flooring, oversized baseboards and trim, pot-lights, 3 windows, double closet with built ins.

BEDROOM

Jatoba hardwood flooring, oversized baseboards and trim, pot-lights, window, walk-in closet with built-ins.

5-PIECE BATHROOM

Double vanity with 2 under-mounted Kohler sinks, 8 inch chrome faucets and soap dispensers, built-in mirror, Kohler toilet, medicine cabinet, tile floor, oversized soaker tub/shower [with full height tile surround, built-in shelving (for shampoos and soaps), oversized chrome shower head, hand held shower spray nozzle], pot-lights.

LOWER LEVEL

LANDING

Berber carpeting, pot-lights, oversized baseboards and trim, access to cold storage (large space with built-in storage shelves).

RECREATION ROOM

Berber carpeting, pot-lights, oversized baseboards and trim, window, pot lights, gas line rough in for fireplace.

WET BAR

Built-in modern style cabinets, stainless steel sink with Gooseneck faucet, fridge, pot-lights, laminate wood floor, oversized baseboards and trim, window.

CRAFT ROOM (could also be extra bedroom or office)

Berber carpeting, pot-lights, oversized baseboards and trim,

BEDROOM

Berber carpeting, pot-lights, oversized baseboards and trim, window, walk in closet with built-ins. Access to electrical panel.



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BATHROOM

Maax air jet tub (with modern chrome faucet, marble/glass tile surround), frameless glass shower (with body jets, overhead rain shower head, handheld shower spray nozzle, full height surround wall tile with glass/marble tile inlay), Toto one-piece toilet, tile floor, oversized baseboards and trim, white vanity (with marble countertop, under-mounted sink, modern chrome faucet with digital control), wall sconce lights, pot-lights.

STORAGE ROOM

Berber carpeting, oversized baseboards and trim, built-in shelves.

UTILITY ROOM

Hi efficiency furnace, central vacuum system, instant hot water heater, water shut off, laundry basin, rough in for laundry.

EXTERIOR

Sprinkler system on property.

FRONT

Stone/stucco/brick exterior façade of home, stone walkway & porch, Tuscan columns, metal railing, exterior lighting, private driveway (asphalt), garden mature tree, lawn.

REAR

Full fenced backyard with gate access to greenbelt area, large wooden deck (perfect for summer BBQs!), exterior lighting, large storage shed, lawn.

GENERAL DESCRIPTIONS

TYPE: Detached

STYLE: 2-storey

YEAR BUILT: 2010

SQUARE FOOTAGE: 4020sf (2580sf+1440sf)

LOT SIZE: 41.85 x 105 Feet (as per MPAC)

BEDROOMS: 3+3

BATHROOMS: 1x6, 1x5, 1x4, 1x2

HEAT: Forced Air gas

CENTRAL AIR: yes

CENTRAL VACUUM: yes



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