

SPECIAL FEATURES

16 Woodpark Road

EXTERIOR - FRONT

- *New Flat Roof 2025*
- *Shingle Roof 2018 (CertainTeed premium shingles)*
- *Custom solid wood Amberwood Front door*
- *Full Stone exterior front*
- *Stone chimneys with ornamental clay chimney pots*
- *Stone front porch steps with custom iron railings*
- *Tongue & Grove cedar porch with skylights*
- *Pella windows*
- *Wrought-Iron fence 2024*
- *Stamped concrete driveway and walkways*
- *Double-car garage*
- *Epoxy garage floor*
- *New Age Shelf System in garage*
- *Professionally landscaped lot*
- *Irrigation system*

EXTERIOR - BACK

- *Gib-San gunite pool (Saltwater)*
- *Pool heater*
- *Pebbled concrete pool surround*
- *Custom outdoor fireplace & sitting area - custom Wiarton Tigerstripe Limestone*
- *Copper awning Box-bay window*
- *Double door by Loewen*
- *Professionally landscaped lot*
- *Pebbled concrete patio*
- *Lawn area*
- *Fully fenced lot with privacy*
- *Garden/pool shed*

INTERIOR

- *3-level extension*
- *2 gas fireplaces*
- *Clear Cedar tongue and grove feature ceilings*
- *Open concept custom wood kitchen with:*
 - *stone countertops*
 - *large centre island*
 - *Skylight*
 - *Dacor stove, and stainless steel appliances*
- *Secondary spiral staircase to lower level*
- *Ground floor family room*
- *Ground floor powder room*
- *Open concept home office*
- *3 generously sized bedrooms*
- *Primary bedroom with 2pce ensuite, walk-in closet + wall closets*
- *Extensive built-in cabinetry in bedrooms 2&3*
- *Oversized laundry room with island*
- *Family room with pot-lights*
- *Dry Sauna (with adjacent shower)*

MECHANICAL

- *Navien Tankless hot water heater 2024 (owned)*
- *Carrier Hi-efficiency furnace (est 2018)*
- *Central Air Conditioning System (est 2018)*
- *200 Amp electrical*