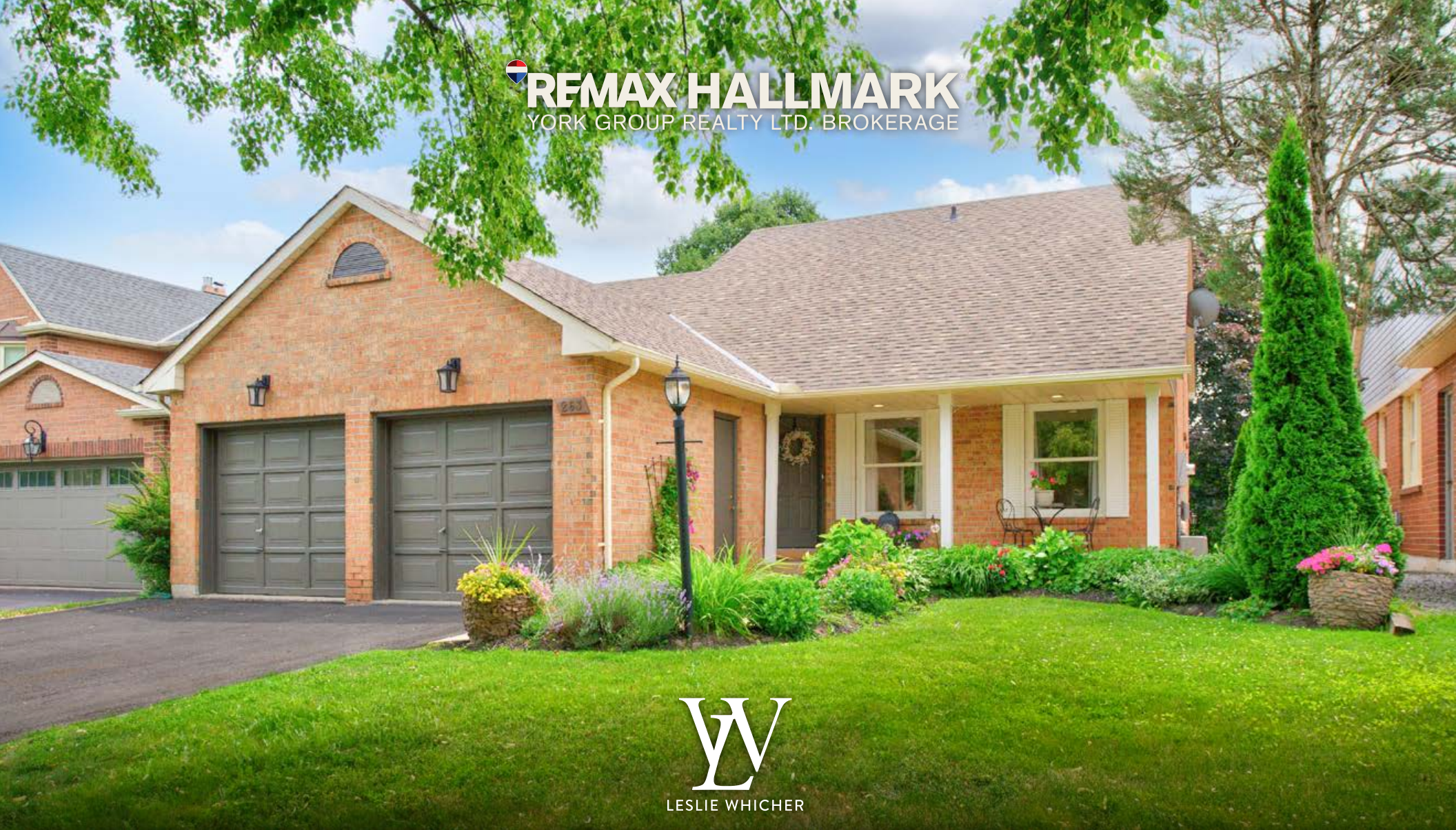


 **RE/MAX HALLMARK**
YORK GROUP REALTY LTD. BROKERAGE




LESLIE WHICHER

263 John Bowser Crescent

NEWMARKET, ONTARIO



Behind the unassuming exterior of this welcoming Glenway Estates gem sits a light-filled interior with a show-stopping combination of features that include a gracious living room with soaring ceilings almost 11 feet high, an amazing five walk-outs, a flowing open floor plan and beautiful renovated kitchen overlooking the family room. A major advantage of this home is its location, a quick walk to the GO and YRT bus terminal and many other conveniences.





This home welcomes visitors with lushly gardened front path leading to a cozy porch.



LIVING ROOM

The spacious principal rooms have perfect proportions and hit just the right balance of open and self-contained as trends move away from completely open concept plans of the past 15 years. It's rare to see a home with this much natural light.



DINING ROOM

The dining room accommodates a large gathering and creates a refined mood with concealed uplighting and an elegant chandelier.





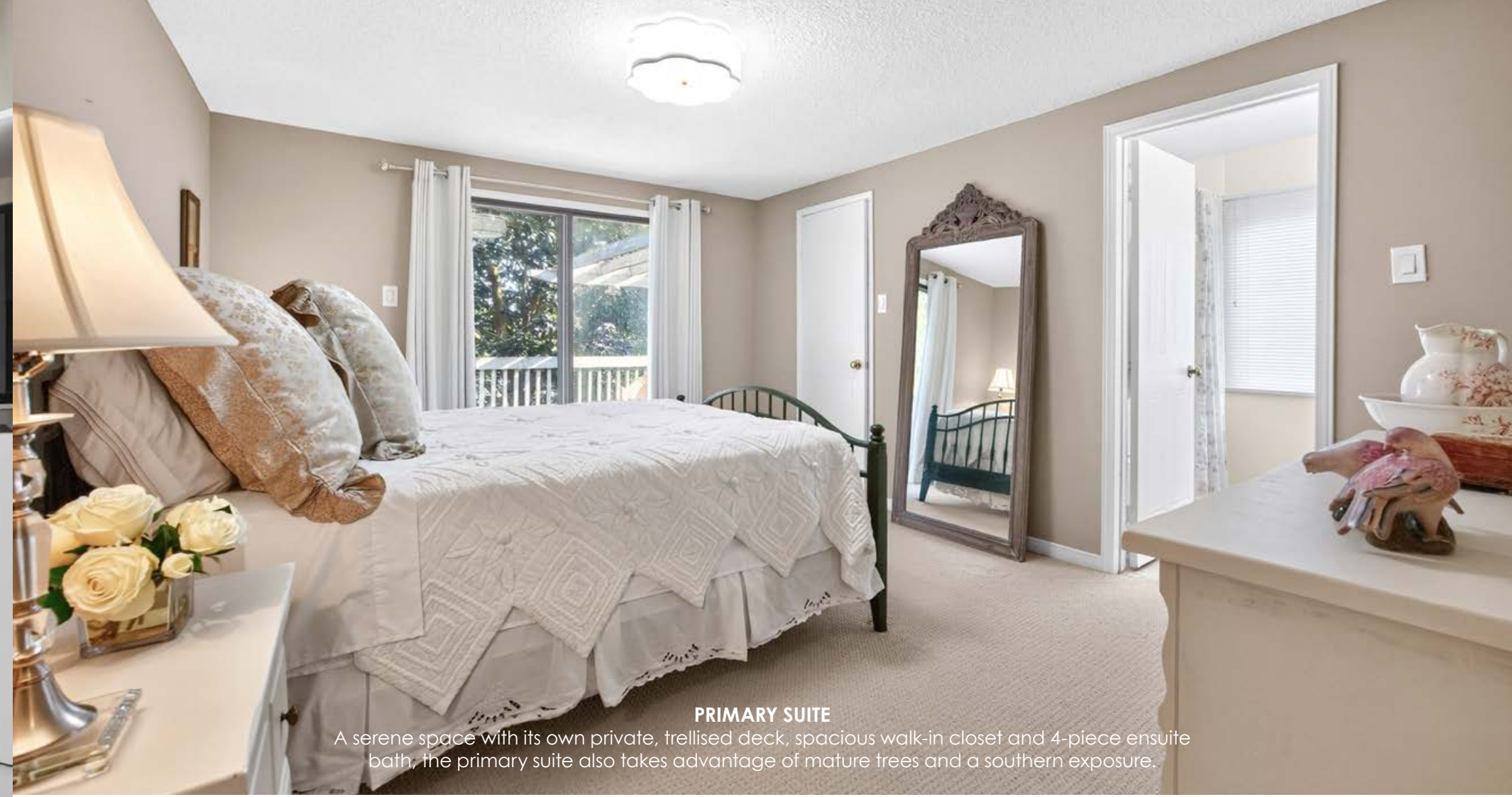
EAT-IN KITCHEN

This kitchen could not be more timeless with tall, traditional cabinetry, extensive pantry area, stone countertops, undermount lighting and an absolutely gorgeous space for casual family meals or walking out to the deck.



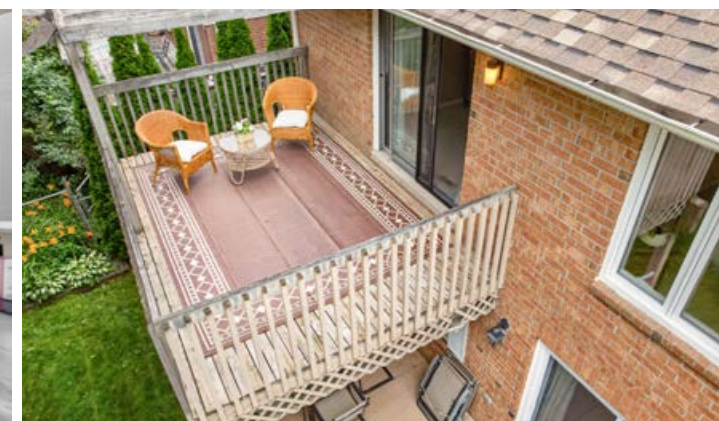
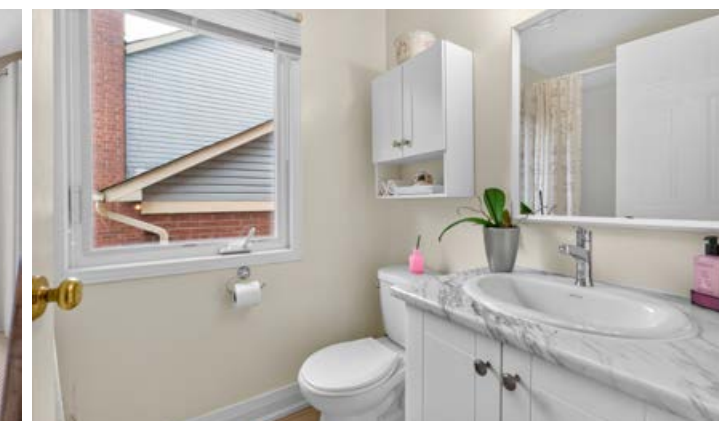
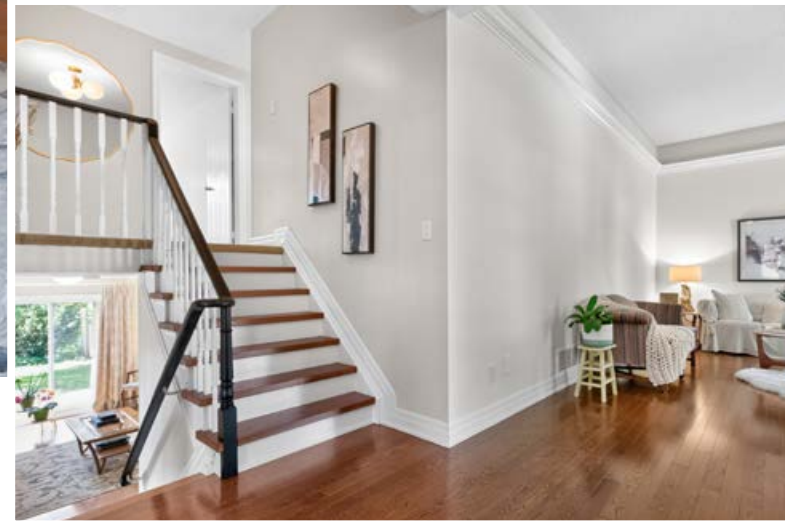
LOWER LEVEL FAMILY ROOM OPEN TO KITCHEN

It usually requires a much, much larger home to get this kind of room-to-room flow where the kitchen and family room are connected and open to each other without losing some of the luxurious size of these spaces. Both rooms feature south-facing walk-outs and the family room enjoys beautiful built-in cabinetry and a gas fireplace. Divine!



PRIMARY SUITE

A serene space with its own private, trellised deck, spacious walk-in closet and 4-piece ensuite bath, the primary suite also takes advantage of mature trees and a southern exposure.





BEDROOMS 2 AND 3

Both additional upstairs bedrooms are generously-sized and have ample light and closet space. They share a full bathroom.

LOWER LEVEL AMENITIES

The entire lower level is luxuriously finished and includes another large bedroom/den with a walk-in closet, a wonderful, oversized laundry room with its own exterior door and huge storage closet as well as a 2-piece bathroom. There is a separate below grade basement. So much living space!



All the best Newmarket has to offer is at your fingertips with this rare offering, optimally located in this established neighbourhood near transit, schools, restaurants and amenities. Embrace luxury, convenience and connectedness to the outdoors uniquely combined in this fine home.



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