

106  
Abbruzzese  
COURT  
KLEINBURG

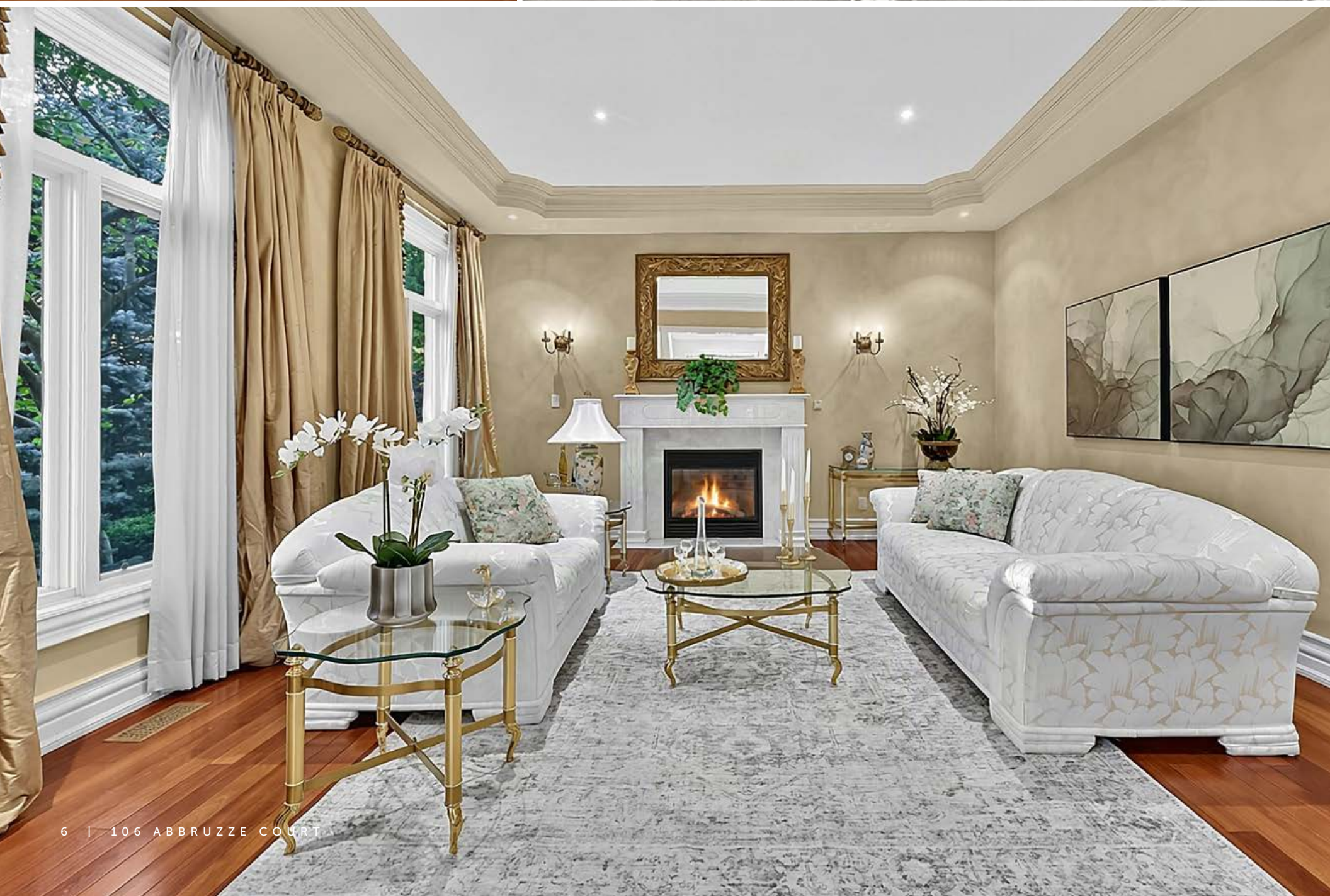




106  
**Abbruzzese**  
C O U R T  
K L E I N B U R G







## A Private Paradise Where Warmth & Grandeur Meet

Welcome to 106 Abbruzzo Court, in rural Kleinburg's premier neighbourhood for luxury living, Vaughanwood Estates. Even within its extraordinary setting, this outstanding property sets itself apart. The home sits high atop its court location on 1.135 lush acres overlooking its neighbours and backing onto a lovely woodland that only adds to its privacy. Unparalleled, mature landscaping on a grand scale creates absolute magic!

Upon stepping into the gracious two-storey foyer two things stand out; that rare balance of warmth and family living with a sense of comfortable grandeur, and the timeless quality and detail. Classic limestone floors invite you into the heart of the home. The home's layout brings light into every room and enhances its connection with the spectacular outdoor setting that sets this property apart even within this distinguished enclave.

The centre hall plan welcomes guests into gracious living and dining rooms overlooking mature gardens.



## Family Room

Anchored by a stunning, yet restrained, cast stone fireplace the family room presents a wall of full height windows overlooking the resort-like property and deck.

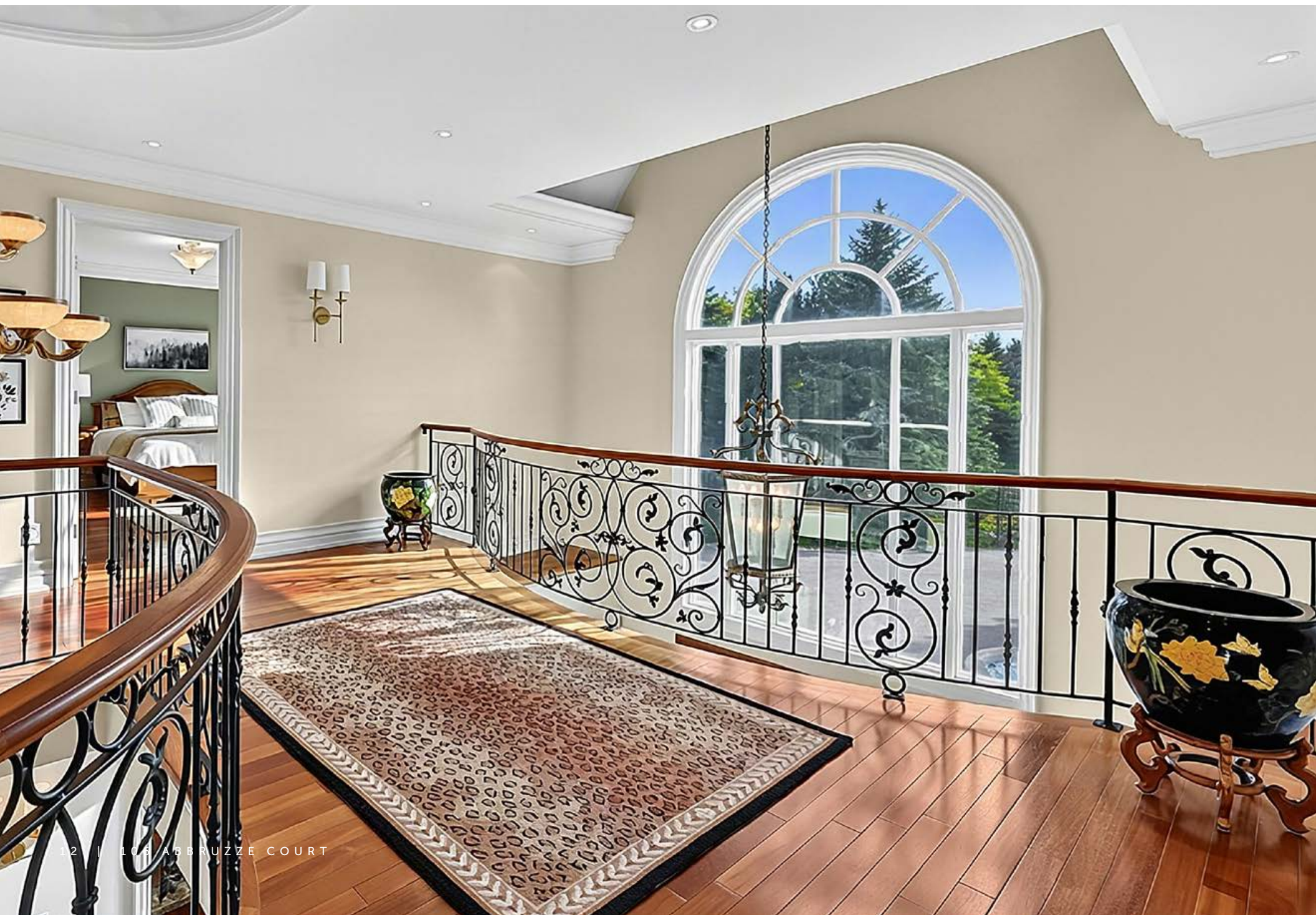




# Gourmet Kitchen

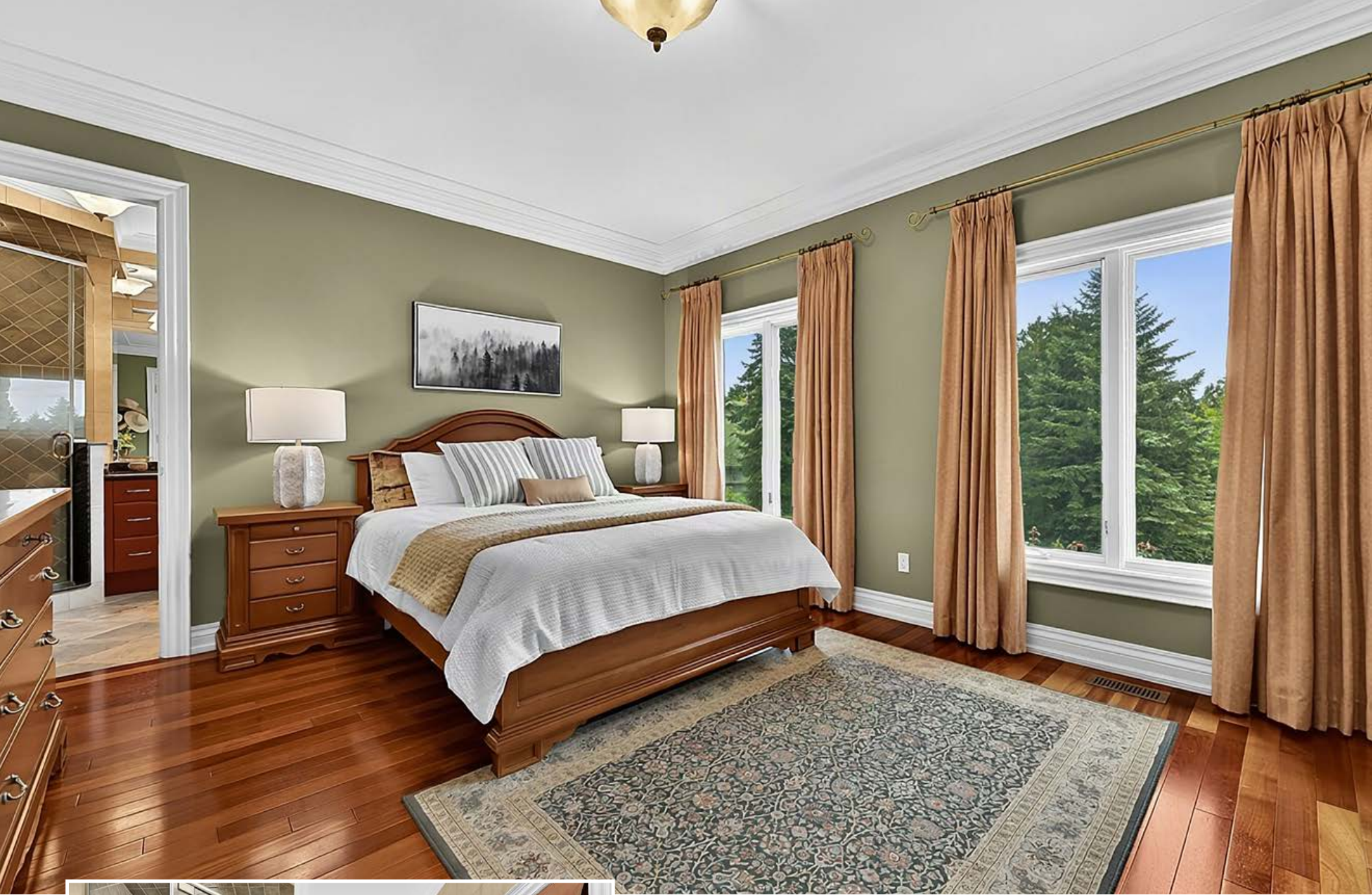
Form and function align in this grand but warm space. Entertainers and gourmet chefs alike will appreciate amenities such as the integrated KitchenAid fridge, Wolf "Gourmet" line gas range and grill, other top-of-the-line appliances and walk-in pantry. Two wonderful features of this kitchen are the large breakfast room and convenient walk-out to an expansive deck that invites lounging or outdoor dining in the quiet beauty of the back yard and its gentle waterfall sounds.





## Primary Retreat

The thoughtful design that characterizes the home shines in this private sanctuary. With a fireplace and its own balcony, as well as two generous walk-in closets, a dressing room and a sumptuous spa-like bathroom, this is a high-functioning retreat! Wake up enjoying the beautiful view.



Four generous bedrooms in total, enjoy some of the loveliest light and garden views!





# Spacious & Bright Lower Level Perfect for Entertaining

"Basement" feels like a misnomer for another whole living area that also has full-sized windows and doors connecting it to the outdoor retreat. This gorgeous second kitchen is on par with the main floor kitchen, including its top-of-the-line appliances and beautiful property views. An open concept layout anchored by a gas fireplace and beautiful built-ins makes this floor an incredible entertaining space. Additional spaces include a large exercise room with east-facing windows, two cantinas, another large, finished room inviting you to create a home theatre, a workshop and more.





## Back Yard Oasis

Pool, waterfall, and cabana with full bathroom and bar just scratch the surface of the outdoor amenities. Located at the topmost point of a quiet, interior cul-de-sac, this gated property is *the* prime location within the ultimate enclave! Wooded conservation land behind the property ensures that the serenity of your completely private back yard oasis will remain protected. Such a home, in a setting such as this, is a disappearing luxury nearly impossible to replicate.



