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MIDDLEBURY
— DRIVE —



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2308
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FEATURES, UPGRADES & INCLUSIONS

FOYER & MAIN FLOOR HALLWAY

- Welcoming & spacious entry
- Mirrored double door cloak closet
- **Neutral** ceramic 12 x 12 tile
- Staircase from main to 2nd featuring rich oak pickets, railing, tread & risers
- Traditional light fixtures
- **Colonial** baseboards and trim
- Access to laundry
- Access to powder room

POWDER ROOM

- Contemporary tile
- **Upgraded** pedestal sink
- **Upgraded** faucet
- Decorative **mirror**
- **Upgraded** Toilet

LIVING ROOM & DINING ROOM

- Easy-care Parquet floors
- Colonial baseboards & Trim
- Two (2) **Large windows** **upgraded** with **California Shutters**
- **Chandelier**
- **Open Concept** ideal for entertaining
- Easy access to kitchen provides convenience for serving friends & family whilst entertaining

LAUNDRY

- Clothes washer
- Clothes dryer
- Laundry tub
- Upper cabinetry providing added storage
- Ceiling fixture
- Desirable Main door providing access to side of home for convenience

A CHEF'S KITCHEN

- **Neutral contemporary tile**
- Upper & base cabinetry providing plenty of storage
- Easy care counters with Chef's Peninsula for convenient food preparation
- **Kenmore** stainless steel Fridge
- **Kenmore** stainless steel Stove
- **Samsung** stainless steel built-in dishwasher
- **Stainless steel sink**
- Window **upgraded** with **California Shutters**
- Overlooking Breakfast Area

BREAKFAST AREA

- **Neutral** ceramic tile
- **Family size** eat-in
- Ceiling chandelier fixture
- Sliding doors & windows with **upgraded** California Shutters
- Overlooking Family Room

FAMILY ROOM

- Easy care Parquet floors
- Gas **Fireplace** with wood mantle and brick accent
- Large window **upgraded** with **California Shutters**
- Ceiling Fixture

PRIMARY BEDROOM

- Double door entry
- Grand & spacious
- Easy care Parquet floors
- Colonial baseboards & Trim
- Large windows providing morning sun
- **Upgraded California** shutters
- Large **Walk-in** closet featuring a convenient makeup counter
- Pot light

PRIMARY ENSUITE

- Neutral tile
- Large neutral vanity
- **Large** mirror
- **Grand oval soaker tub** for enjoyable & restful baths
- **Separate shower**
- Toilet
- **Newer** upgraded contemporary light fixture over mirror
- **Upgraded California** shutters on window

BEDROOM #2

- Easy care Parquet floors
- Two (2) Double door closets
- Window with **upgraded California shutters**
- Pot light

BEDROOM #3

- Easy care Parquet floors
- Two (2) Double door closets
- Window with **upgraded California shutters**
- Pot light

BEDROOM #4

- Easy care Parquet floors
- Double door closets
- Windows with **upgraded California shutters**
- Pot light

SECOND FLOOR MAIN BATH

- Contemporary neutral tile
- **Large** vanity
- **Tub with shower head** featuring neutral white tile surround
- **Toilet**

SECOND FLOOR HALLWAY

- Easy care Parquet floors
- Linen closet

BASEMENT

- A large unfinished area offering potential for added living space & storage if needed.
- Electrical panel
- Furnace
- Hot Water Tank
- Cold Room

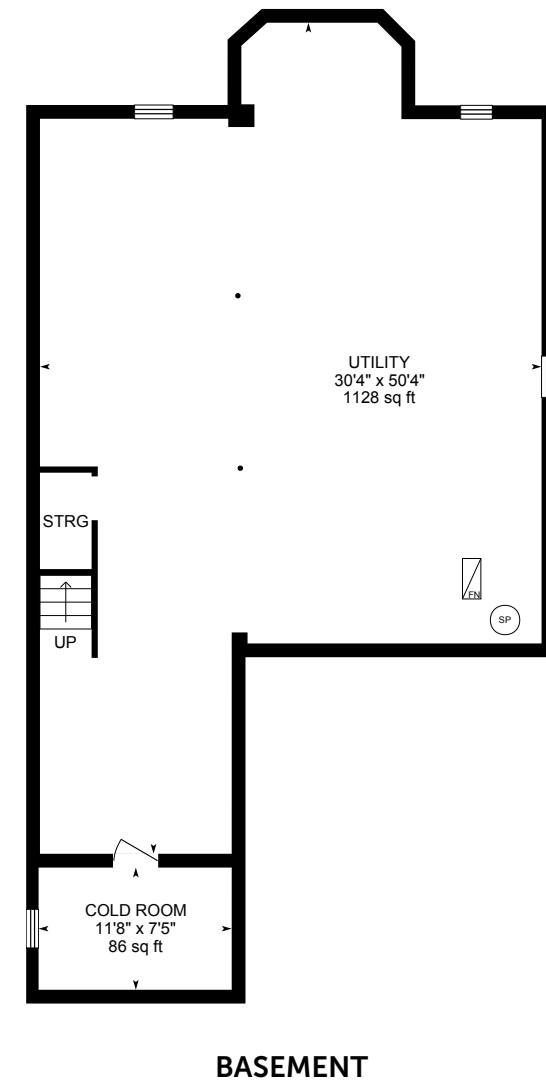
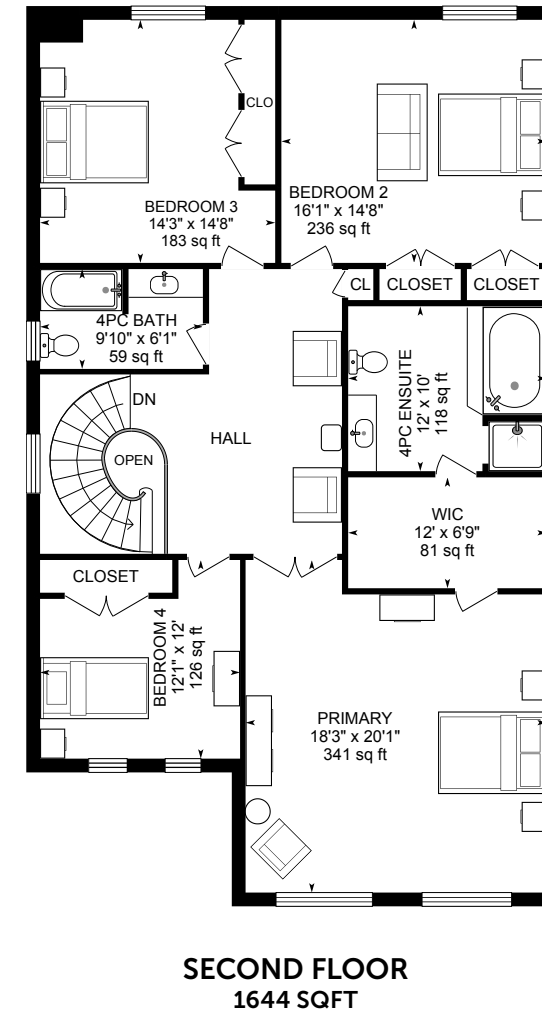
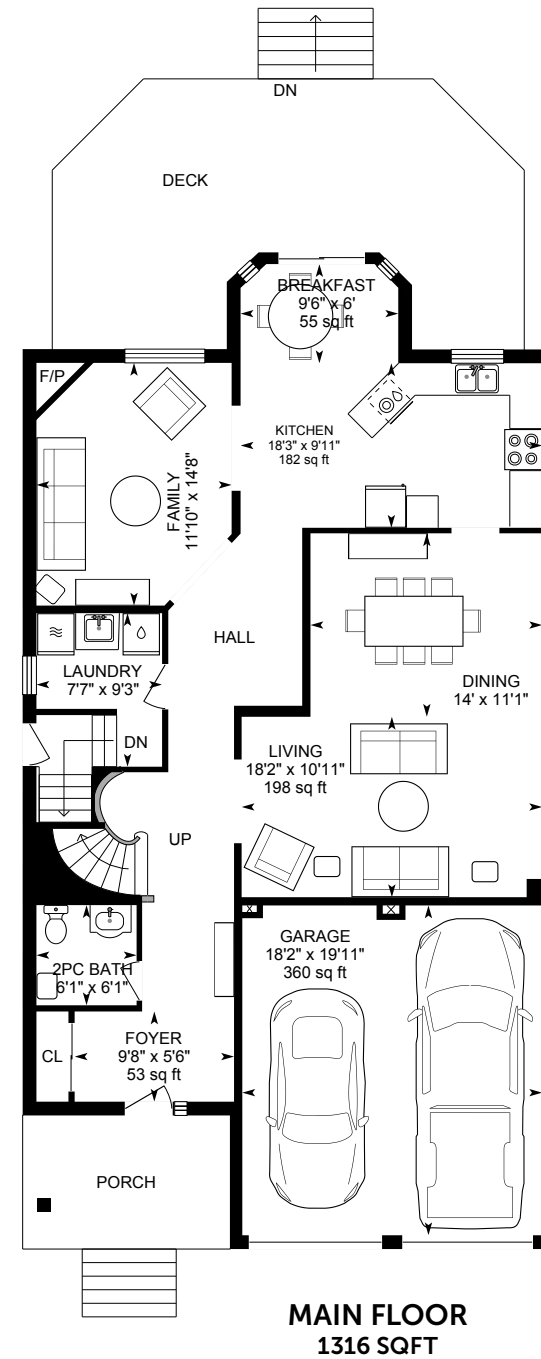
BACKYARD

- Featuring a large lush lawn & mature shrubs & perennials
- Large deck area for entertaining guests and enjoying panoramic sunsets
- Fenced in yard for homeowner convenience with two (2) gates

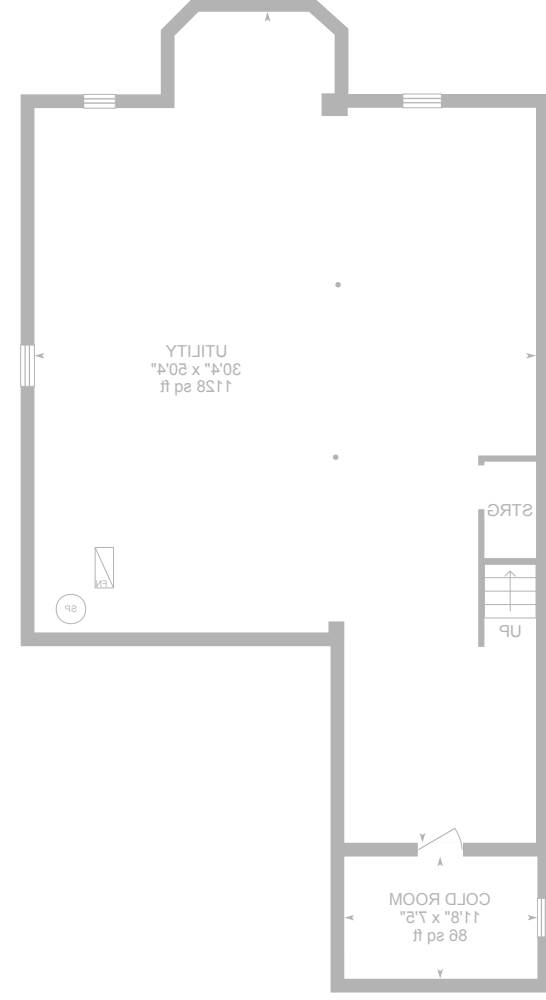
A SUMMARY OF INCLUSIONS AND INTERIOR & EXTERIOR FEATURES

A wonderful executive all brick detached TOWNWOOD home featuring 2900 square feet (**per Mpac**) of living space the on main and second level. Walking distance to highly sought after John Fraser & Gonzaga Secondary, Middlebury Elementary, Thomas Middle School and Divine Mercy.

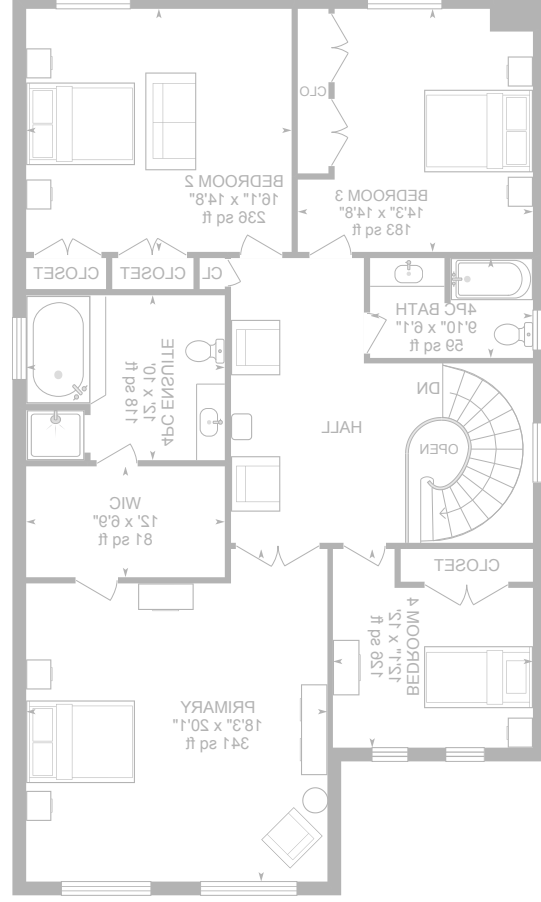
- Roof shingles-**2006**
- Windows-**2005**
- Furnace-rental with Enercare
- Hot Water Tank-rental with Enercare
- Air Conditioning Unit-Owned
- Central vacuum with attachments
- Neutral **DESIGNER** paint colours throughout-**2026**
- Double car garage
- One (1) **Electric garage door opener** with remote



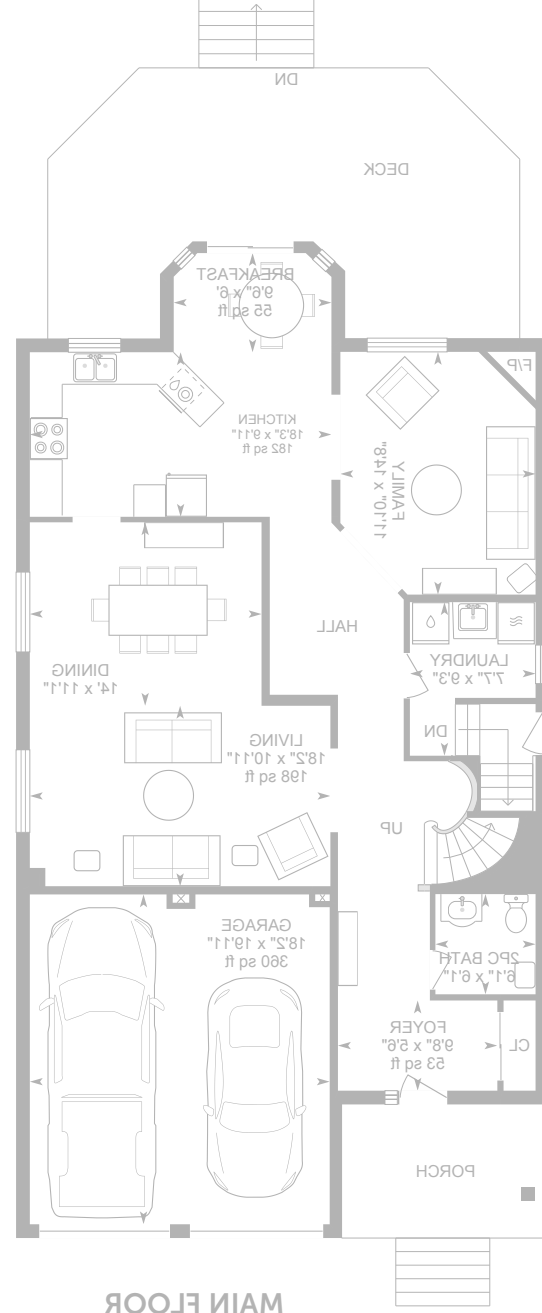
Sizes and dimensions are approximate, actual may vary.



BASEMENT



SECOND FLOOR
1644 SQFT



MAIN FLOOR
1316 SQFT

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