

# 193 CLANTON PARK ROAD

## INTRODUCTION:

Absolutely stunning contemporary new home in popular Clanton Park neighbourhood

Marble entrance hall with full wall wainscotting, private powder room, 2 coat closets and interior access to oversized single car garage

Fabulous family room with gas fireplace, halogen lighting, hardwood floors and tons of window, gorgeous family size custom kitchen with large granite island, hardwood floors and stainless appliances, spacious breakfast area surrounded with windows with walk out to fully fenced south garden, large dining room, lovely main floor library with French doors that walk out to terrace

Large master suite with vaulted ceilings, halogen lighting, walk in closet, incredible 5 piece marble ensuite, free standing oval tub, oversized shower and custom marble vanity with double sink

Four more spacious bedrooms with vaulted ceilings, walk in closet, hardwood floors, two semi 5 piece ensuites, and full second floor laundry room with built in cabinetry

Amazing lower level with incredible stone walk out, 6th bedroom with ensuite, huge recreation room/media room, full kitchen, 2 piece bath, two large storage rooms - one perfect for lower level mud room

Nest Thermostat-connected wirelessly-can be controlled by wireless device-set schedule hour/day etc

Public School Districts: Faywood Junior School, Dublin Heights Junior and Middel School, William I. Mackenzie Secondary School

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**KELLY FULTON**, Sales Representative  
**Royal LePage Real Estate Services Ltd.**  
**Johnston & Daniel Division, Brokerage**

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## MAIN FLOOR: 10' CEILINGS

- **Foyer**
  - Marble
  - Halogen lighting
  - Full wall wainscotting
- **Family Room**
  - Hardwood floors
  - Halogen lighting
  - Gas fireplace
- **Kitchen**
  - Hardwood floors
  - Huge granite island
  - Halogen lighting
  - Stainless appliances
- **Dining Room**
  - Hardwood floors
  - Pot lights
- **Llibrary**
  - Hardwood floors
  - French doors to hallway
  - French door to terrace
  - Pot lights

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## SECOND FLOOR: *UP To 10' CEILINGS*

- **Upper Hall**
  - Double window in main staircase
  - Skylight
  - Hardwood floors
  - Linen closet
- **Master Bedroom**
  - Vaulted Ceiling
  - Hardwood floors
  - French doors to upper terrace
  - Halogen lighting
  - Walk in closet
  - 5 Piece Ensuite
- **Master Ensuite**
  - Oversized marble shower
  - Oval tub
  - Custom vanity with double sinks
  - Large window
- **Bedroom #2**
  - Hardwood floors
  - Walk-in closet
  - 5 Piece semi ensuite
- **Bedroom #3**
  - Hardwood floors
  - Large closet
  - 5 Piece semi ensuite

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- **Bedroom #4**
  - Hardwood floors
  - 2 Double closets
  - 5 Piece semi ensuite
- **Bedroom #5**
  - Hardwood floors
  - Walk in closet
  - 5 Piece semi ensuite
- **Laundry Room**
  - Built in cabinetry
  - Laundry sink
  - GE front loading washer and dryer

## LOWER LEVEL: ALMOST 9 CEILINGS, GORGEOUS WALK OUT

- **Recreation room**
  - Gorgeous stone walk out
  - Open to full kitchen
- **Bath**
  - 2 Piece powder room
- **Nannys Room or Bedroom #6**
  - Carpet
  - Cold room storage
  - 4 piece bathroom
- **Mechanical utility room**
- **Storage rooms - 2 large rooms**

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## ADDITIONAL FEATURES:

Lot Size: 40' x 150'  
Parking: Double Drive & Oversized One Car Garage  
List Price: \$1,499,000

## KELLY FULTON

SALES REPRESENTATIVE

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*The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct.*

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