

20015 SHAWS CREEK ROAD HOME FEATURES

- Custom built 4 large bedroom model offering 3877 sq ft on 1 Acre Lot 147.64 feet frontage and 296.88 feet deep
- ICF foundation – insulated concrete forming – stronger, warmer, more cost effective
- 3 Oversized car garage, 14 feet high, 9x9 ft doors, rubber matting floors, maintenance free Trex stairs to mud room (composite durable boards engineered to resist fading, scratched and stains), 3 direct drive automatic garage door openers – Lift Master--one of the garages set to accommodate car lift/hoist
- Brick and Maibec siding exterior - genuine wood siding, a time proven choice for durability and high quality finishes
- Exterior pot lights
- Large mud room features custom built cabinetry with large bench, cubbies and shelves
- Engineered hardwood floors thru out main level, upper hallway and all bedrooms
- Formal dining room offering coffered ceiling and Butler pantry with lots of cabinetry, wine cooler & mirror back splash open to kitchen
- Main floor den/library features waffle ceiling and pot lights
- Family room offers waffle ceiling, pot lights, fireplace, open concept to gourmet kitchen, great setting to entertain family and friends
- Chef's dream kitchen, lots of cabinets, cabinet under-lighting, glass tile back splash, large farmer stainless steel sink, huge centre island featuring cocktail/prep sink, top of the line appliances – 20K spent:
 - Frigidaire Professional full size fridge
 - Frigidaire Professional full size freezer
 - Thermador Professional 6 burner gas stove
 - Thermador built in dishwasher
 - Panasonic built in microwave
- Garden doors walk out from kitchen to cement patio
- Pot lights in great room, kitchen, main level den
- Crown molding in dining room, main level and upper hallway, mud room and powder room
- Oak staircase from second level to basement with wainscoting finish wall
- Barn door enclosed upper level laundry room boasts ceramic flooring with drain, built in cabinets with beautiful detailed modern backsplash and sink
- Master bedroom offers huge walk in closet, and a relaxing retreat ensuite with heated floors, stand alone soaker tub, huge glassed in shower and large double sink vanity with plenty of storage and stunning mirror wall
- Second bedroom has 3 piece ensuite with large glassed in shower and his/hers closets

- Third and fourth bedroom share Jack and Jill 4 piece semi-ensuite, 4th bedroom comes with walk in closet
- Upgraded and modern electrical light fixtures
- All closets come with interior lighting
- Magnet door stoppers throughout
- Walk up basement with large windows, partially finished with subfloor and drywall
- Rough in 2nd laundry room in furnace room
- Large cold room
- Rough in 3 piece bath in the basement
- 10” Trims throughout
- Owned water softener and air filter
- Reverse Osmosis drinking water set up - *Owned*
- 200 Amp Service and 400 Amp panel
- Propane tank 1000 litre capacity - *Rental*
- Hot water tank 60 gallons - *Rental*
- Septic system - Waterloo Biofilter Tertiary Treatment System 4000 litre per day
- Drilled well 82 feet deep, pump rate 15 gallons per minute
- Central vacuum system with automatic sweep inlet in the kitchen
- Central air conditioning

LANDSCAPE PACKAGE

- Landscaped front entrance, sidewalk along side of house to back patio with concrete base covered with Cassara pavers by Permacon
- Brick columns at driveway entrance with coach lights
- 4 Lamp posts, one at front door walkway and three at rear patio
- Armour stone to line driveway north side and driveway turn around
- Armour stone strategically placed around walkways and rear patio
- Approximately eight 10 to 15 ft high Norway spruce at sides of house for privacy

Please Note:

Shaws Creek Road is a newly paved road with 60 kilometer maximum speed – family safe road
 Close to GoodLot Farmstead Brewing Co – Farm Raised Beer - First farm-to-barrel brewery in
 the Greenbelt – Ontario’s finest agricultural region.

Just move in and enjoy, no need to spend any money, this home is a complete package