

Proudly presented by the Politis Brienza Team



51 ABBOTSFORD ROAD, STOUFFVILLE

Welcome home! The Politis Brienza Team proudly presents this Preston Lake Estates, spacious 4 + 1 bedroom beauty on a sprawling, approximately 1 acre dream lot overlooking Preston Lake. Come enjoy your inviting living space designed by famous designers with luxurious living, superior finishes and elegant craftsmanship in mind. Comfort meets style in this one-of-a-kind home, boasting the ideal bright and open concept floor plan with defined spaces. Totally renovated from top to bottom with only the finest quality right down to the smallest details! This second-to-none mansion invites you to experience gracious resort-style estate living and grand entertaining in a tranquil and peaceful lake setting.

Preston Lake is a glacial, kettle lake and steeped in history. The lake is not open to the public, and thanks to the preservation of the lake by its residents and a Town by-law, gasoline powered motorboats are prohibited, and the lake is clean and beaming with wildlife and home to numerous fish species. The lake is approximately 70 acres in area, with a depth of approximately 26 ft at its deepest point. Archaic native artifacts of more than 3,000 years have been found around the lake and the Seneca/Iroquois people formed a settlement from 1500-1650 A.D. near the lake.

Preston Lake is privately owned and each resident owns one share of the lake which is included in the purchase price of the property, with annual membership dues to the Preston Lake Beach Club. Exclusive use of the beach, private playground, boats, boat house, fire pit and recreational area are included in the dues.

51 Abbotsford Road makes the perfect retreat for any active family that enjoys the good life.

Come live the dream!

51 ABBOTSFORD ROAD, STOUFFVILLE

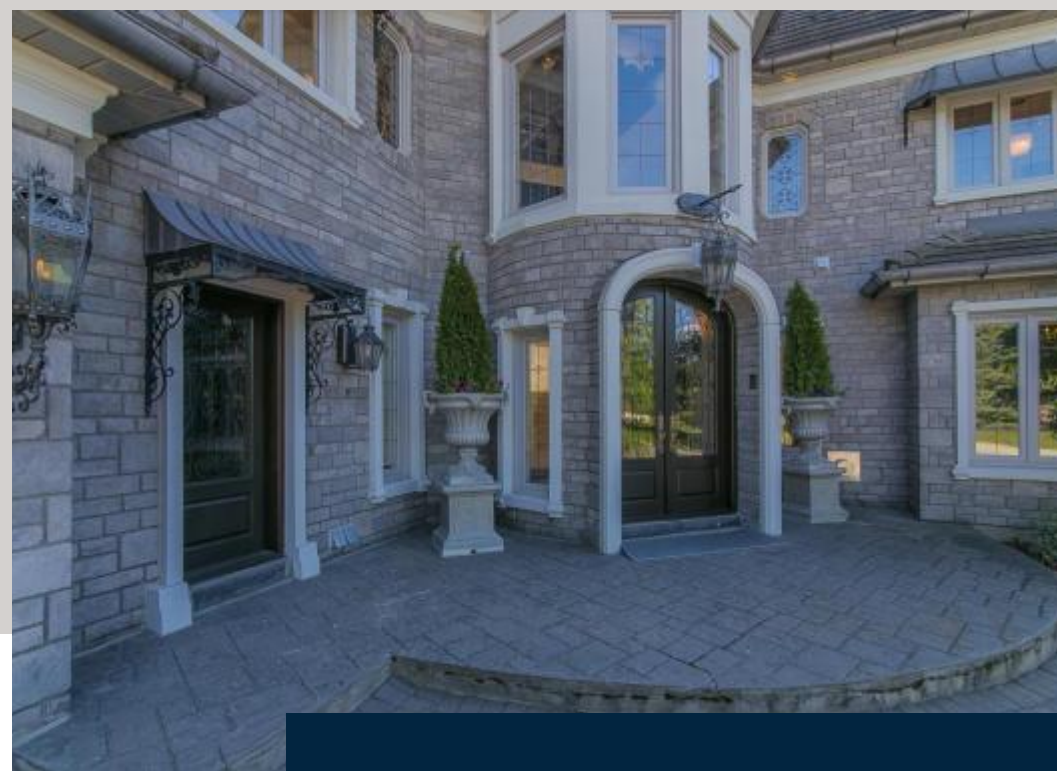
Virtual Tour @ www.ThePBTeam.com

SIZE:	5,542 Sq. Ft. + 2,426 Sq. Ft., Total 7,968 Sq. Ft. of Living Space (per Mpac)
STYLE:	2-Storey Estate Home
BEDROOMS:	4 + 1 Large Bedrooms
BATHROOMS:	5 Bathrooms: One 7-Piece, One 4-Piece, Two 3-Piece, One 2-Piece
LOWER LEVEL:	Finished with Rec Room, Wet Bar, Cognac/Cigar Room, Wine Cellar, Bedroom & Bathroom
LOT SIZE:	227.76 ft x 179.12 ft (irregular) Approx 1 Acre (Per Mpac)
PARKING:	Attached 6-Car Tandem Garage
2016 TAXES:	\$12,981.96
NEARBY SCHOOLS:	http://www.yrdsb.ca/schools/pages/school-locator.aspx Whitchurch Highlands Public School Dr. G.W. Williams Secondary School

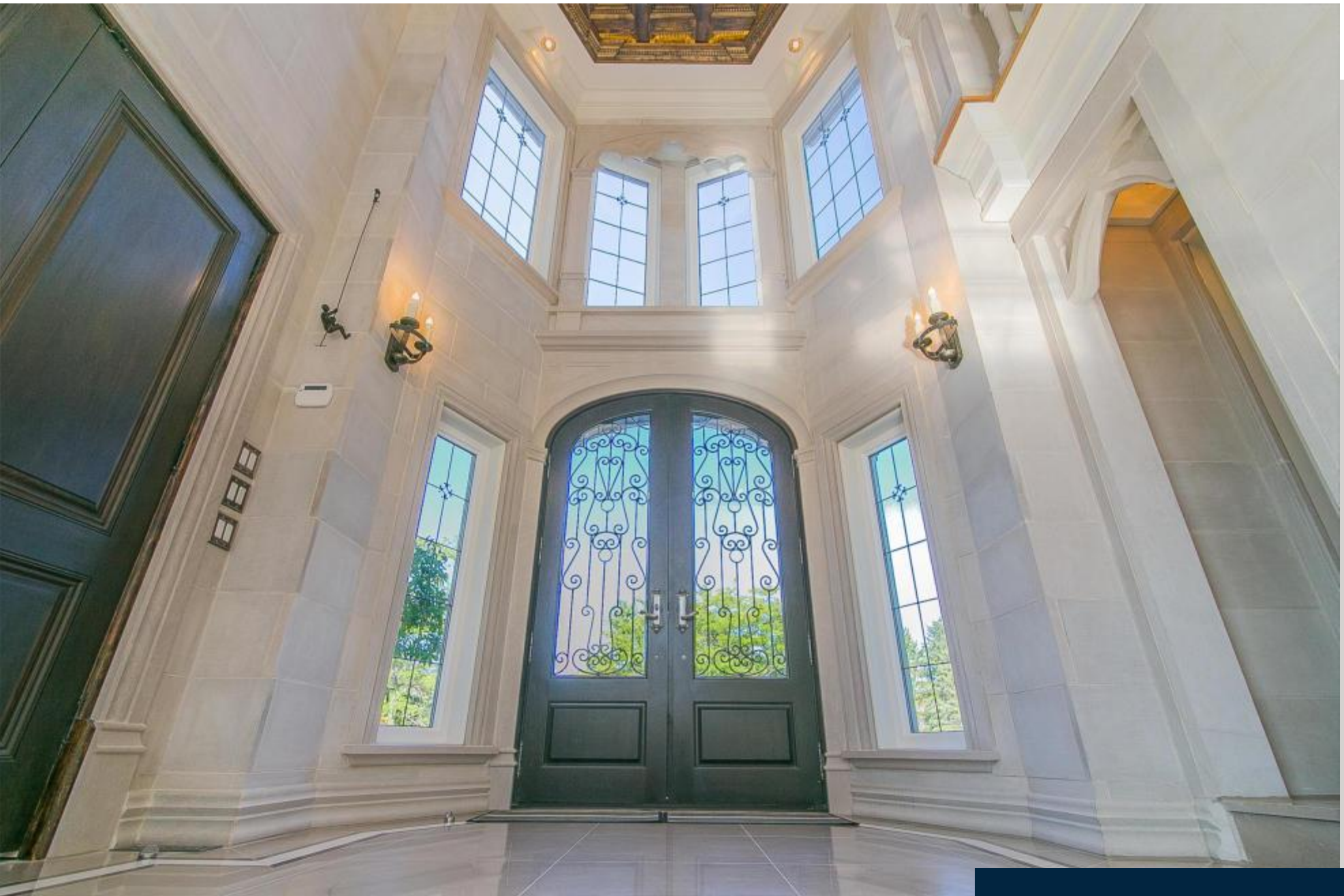
Information contained in marketing materials is provided to the best of the listing broker's knowledge and is to be verified by the buyer. The listing brokerage and listing agents take no responsibility for any and all inaccuracies.



FRONT EXTERIOR



FRONT ENTRY



FOYER



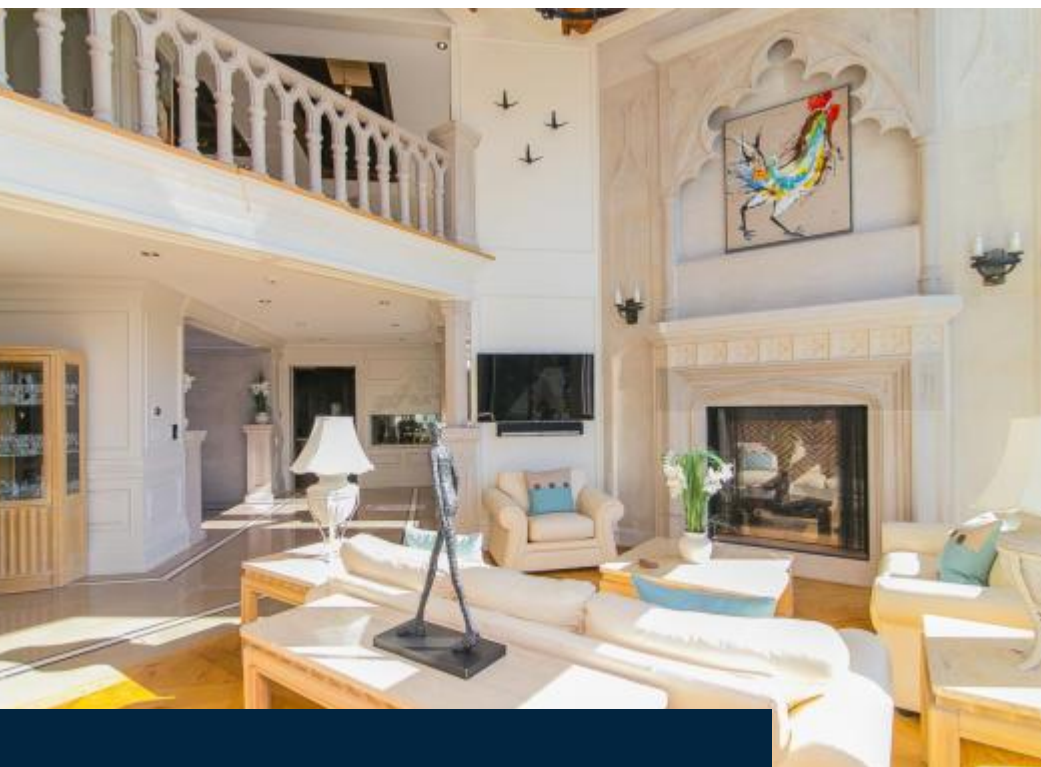
FRONT ENTRY & FOYER



FOYER



GREAT ROOM



GREAT ROOM



GREAT ROOM



DINING ROOM



DINING ROOM



LIQUID LOUNGE



LIQUID LOUNGE



LIQUID LOUNGE



KITCHEN



KITCHEN



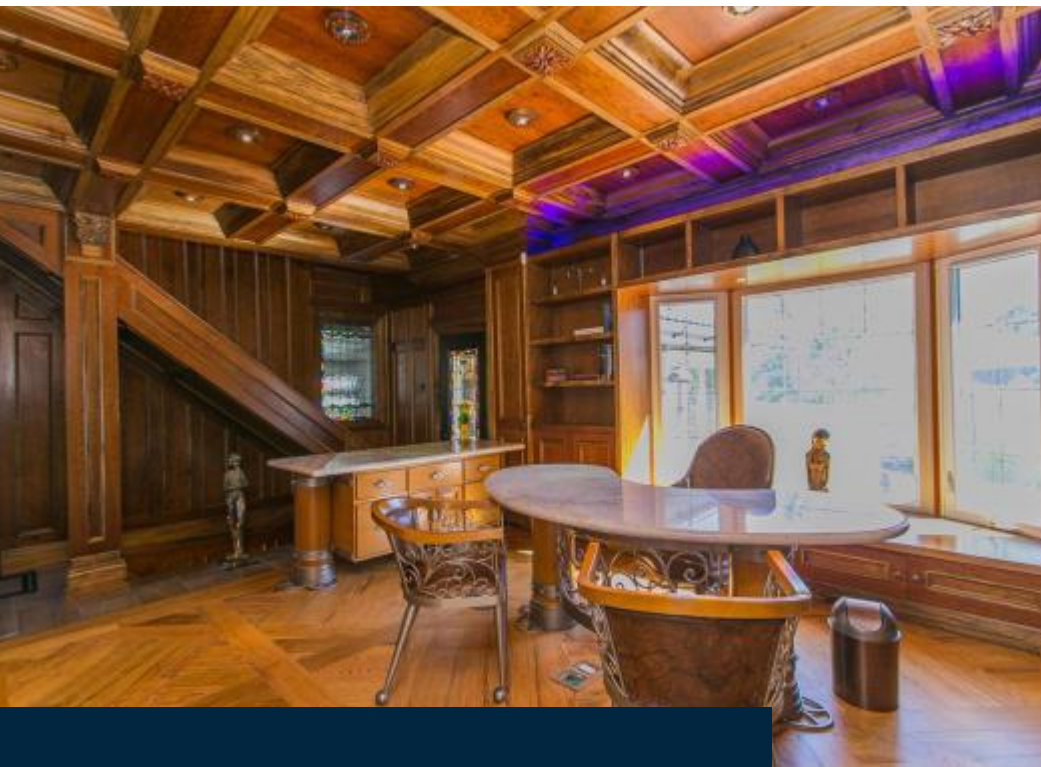
KITCHEN & BREAKFAST AREA



KITCHEN BREAKFAST AREA



POWDER ROOM



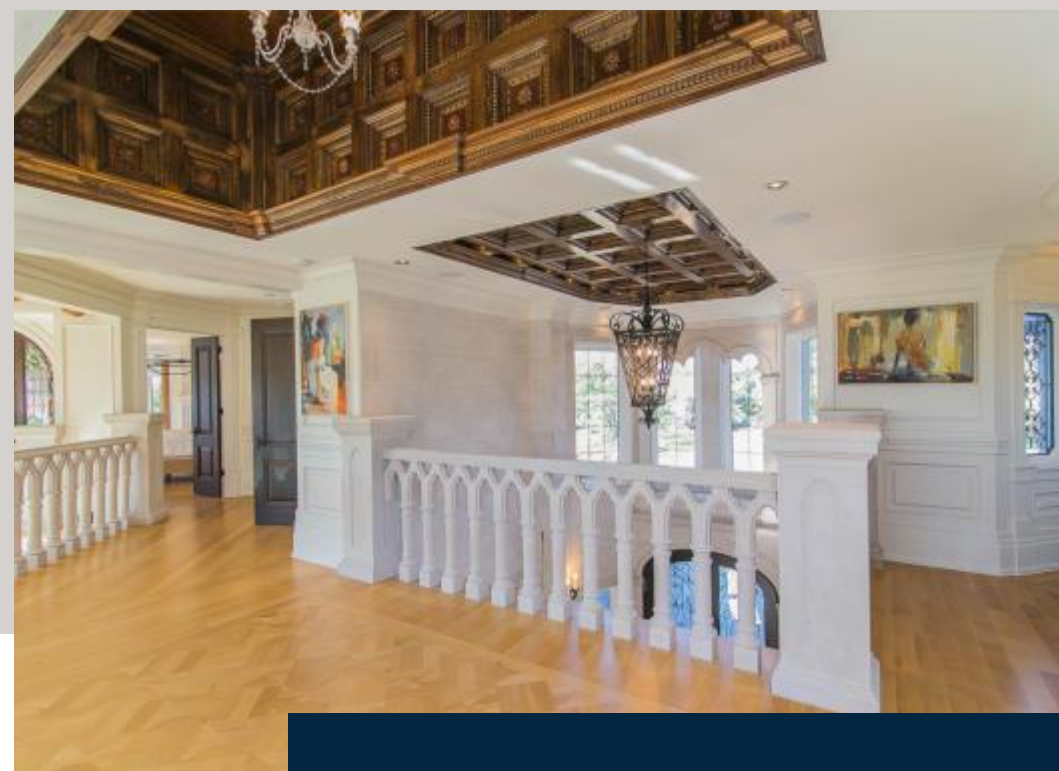
OFFICE



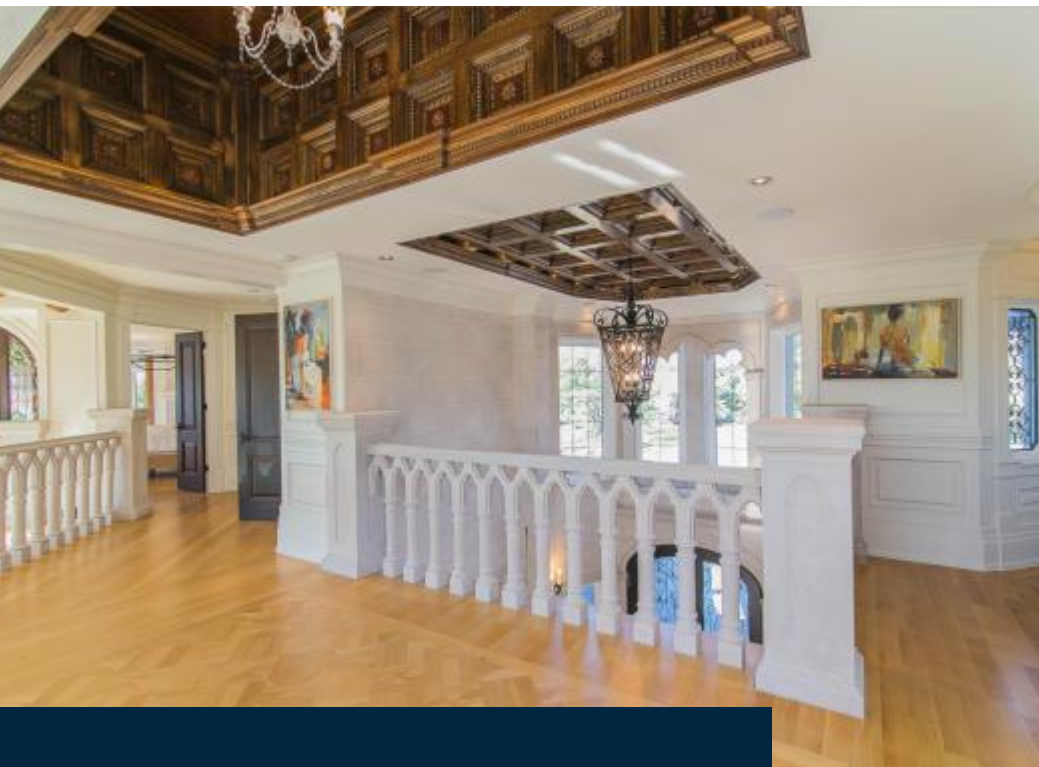
OFFICE



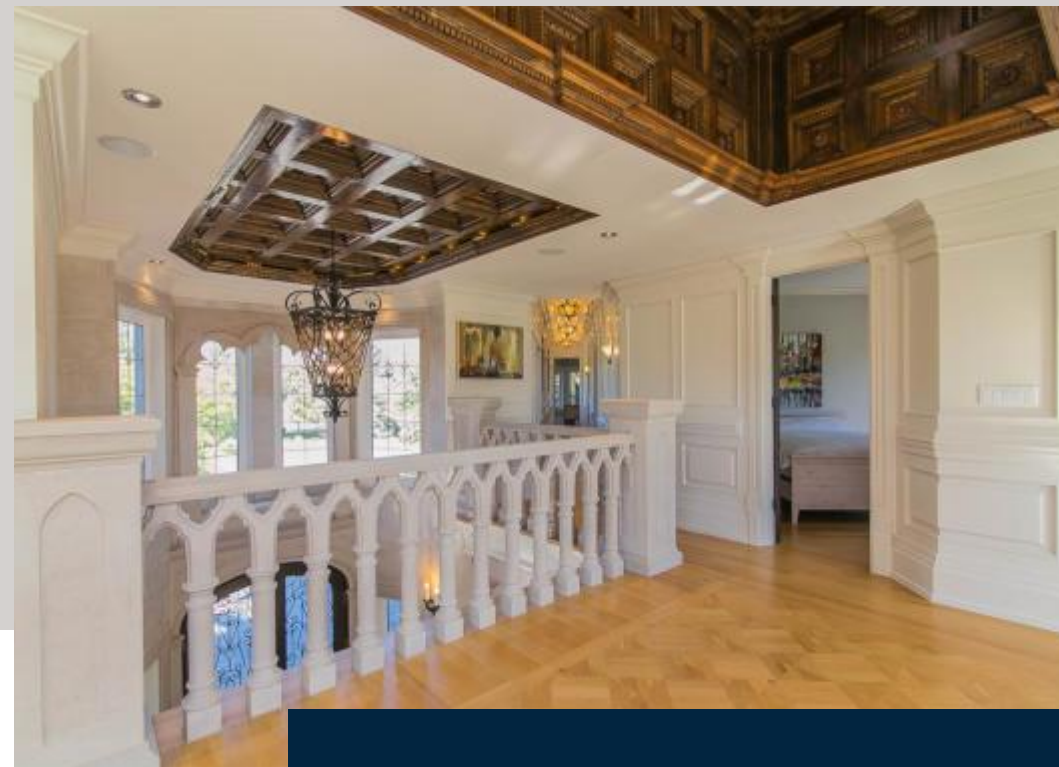
UPPER LANDING



UPPER LANDING



UPPER LANDING



UPPER LANDING



VIEW FROM UPPER LANDING



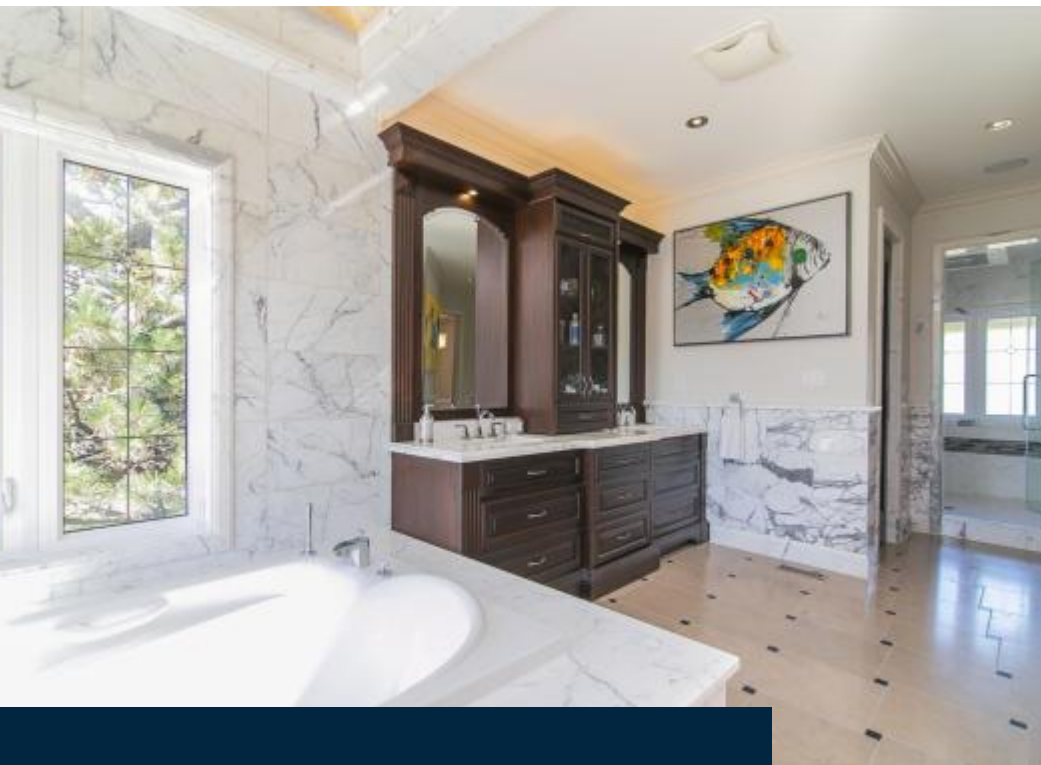
MASTER BEDROOM



MASTER BEDROOM



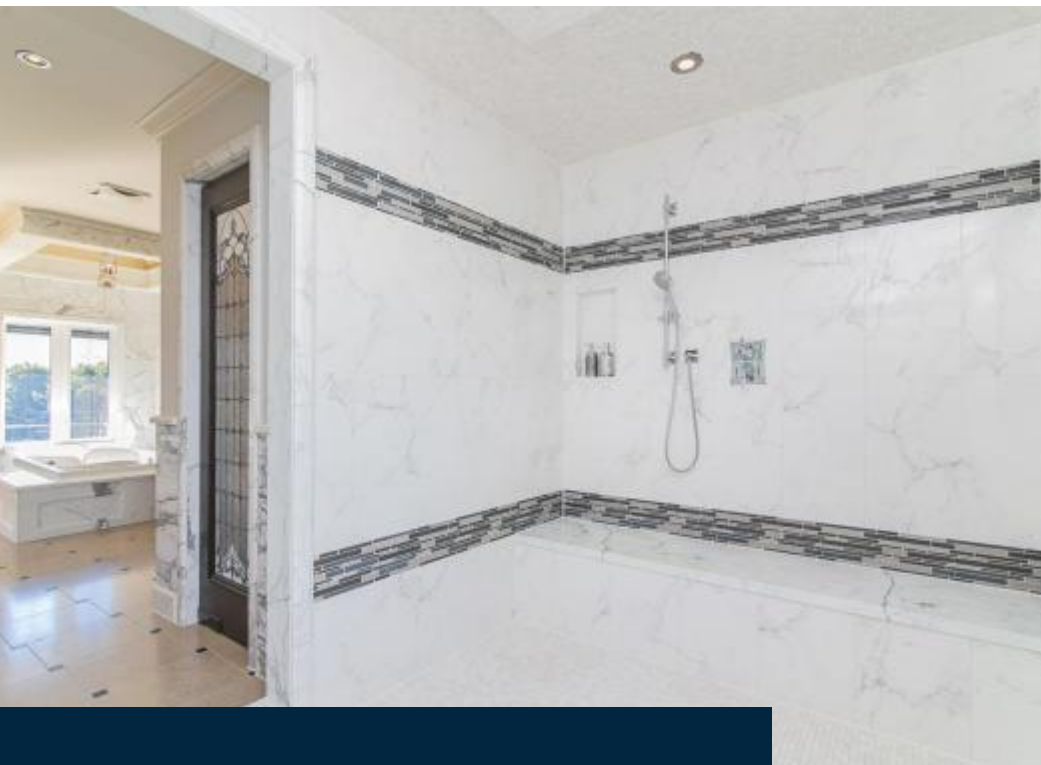
MASTER CLOSET



MASTER ENSUITE



MASTER ENSUITE



MASTER ENSUITE



MASTER BALCONY



VIEW FROM MASTER BALCONY



2ND BEDROOM



2ND BEDROOM ENSUITE



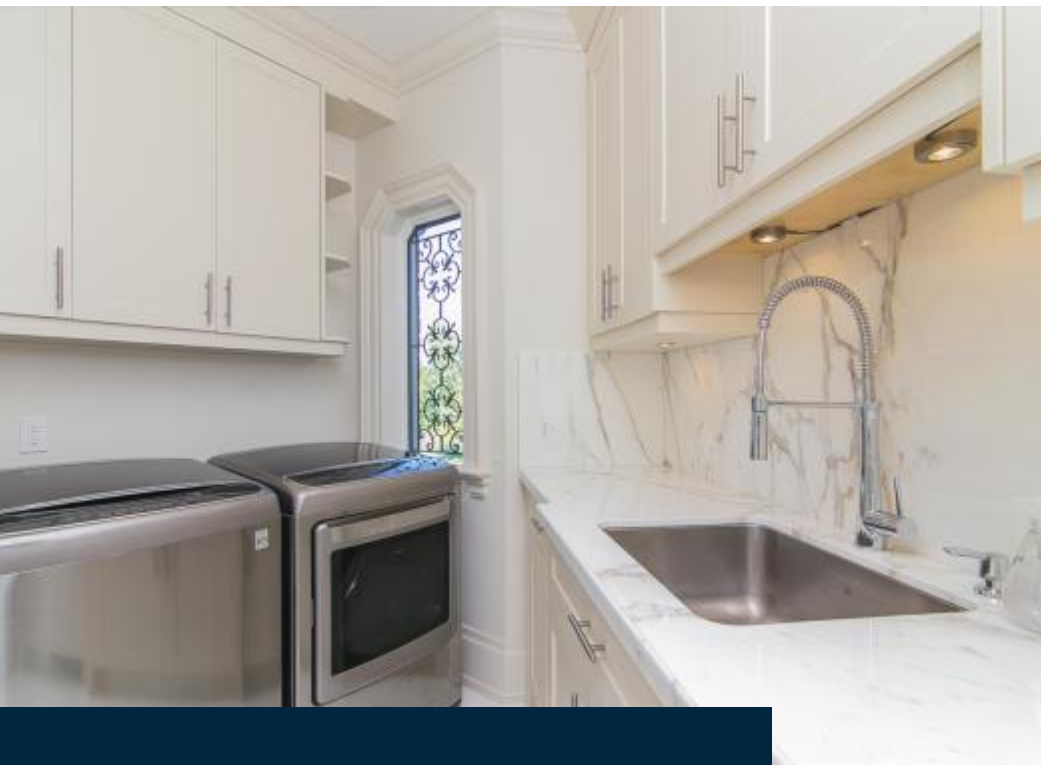
3RD BEDROOM



4TH BEDROOM

3RD & 4TH BEDROOM SEMI-ENSUITE





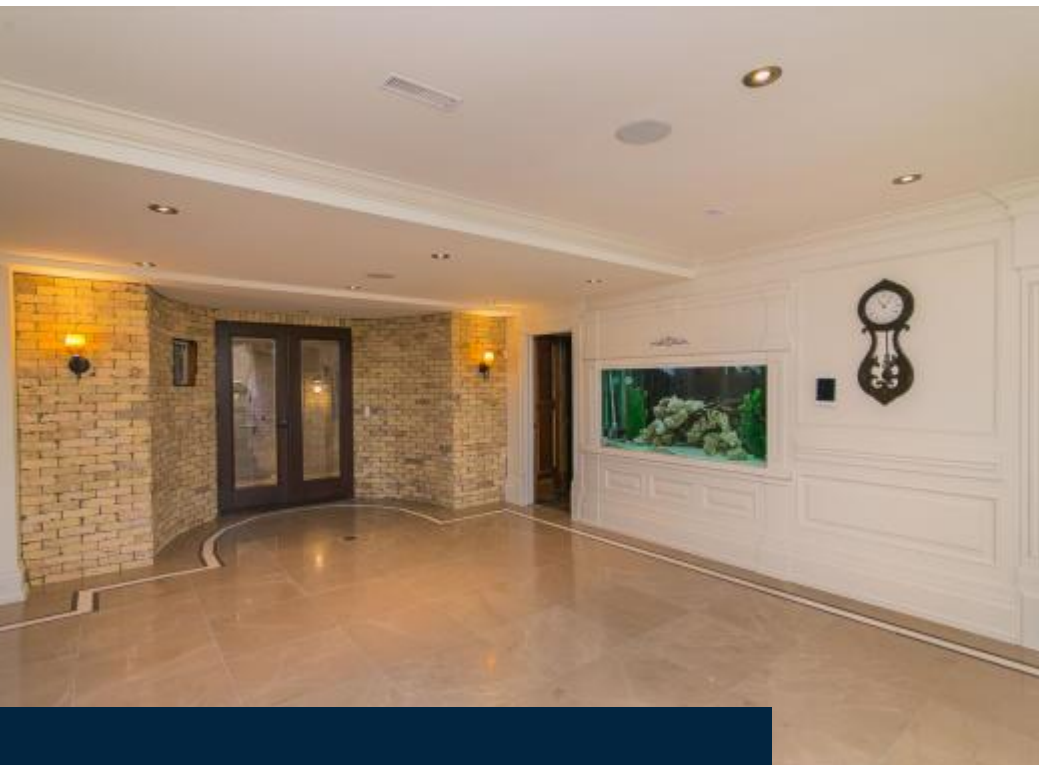
UPPER LEVEL LAUNDRY



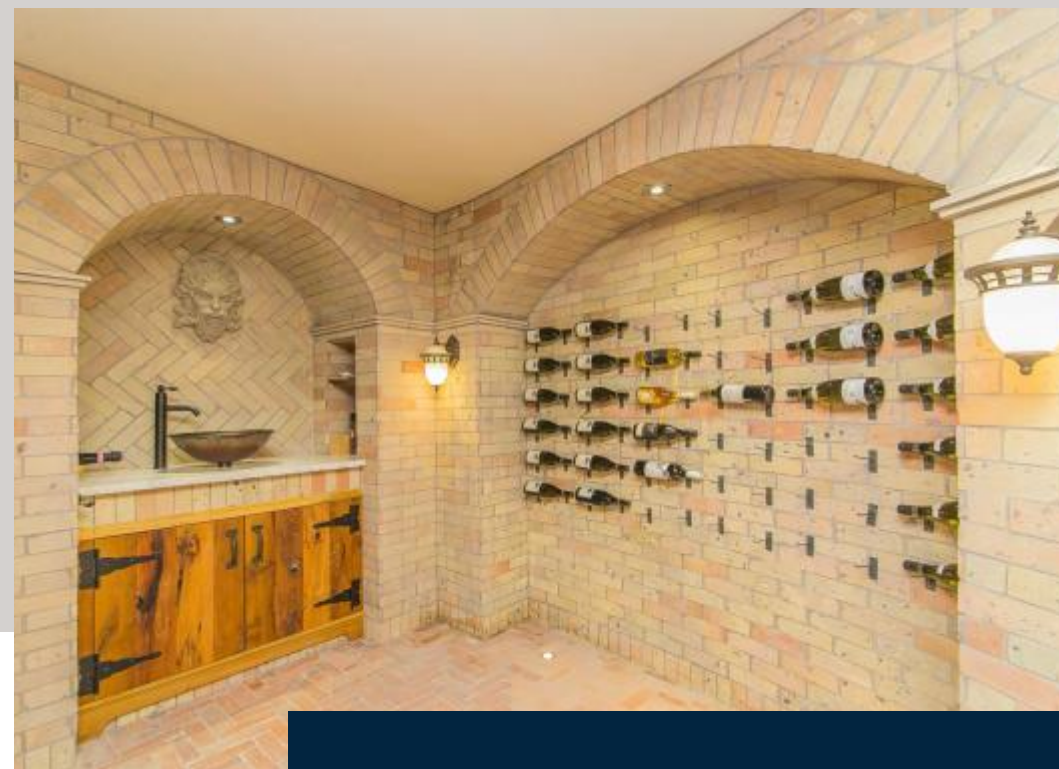
MOON BALCONY



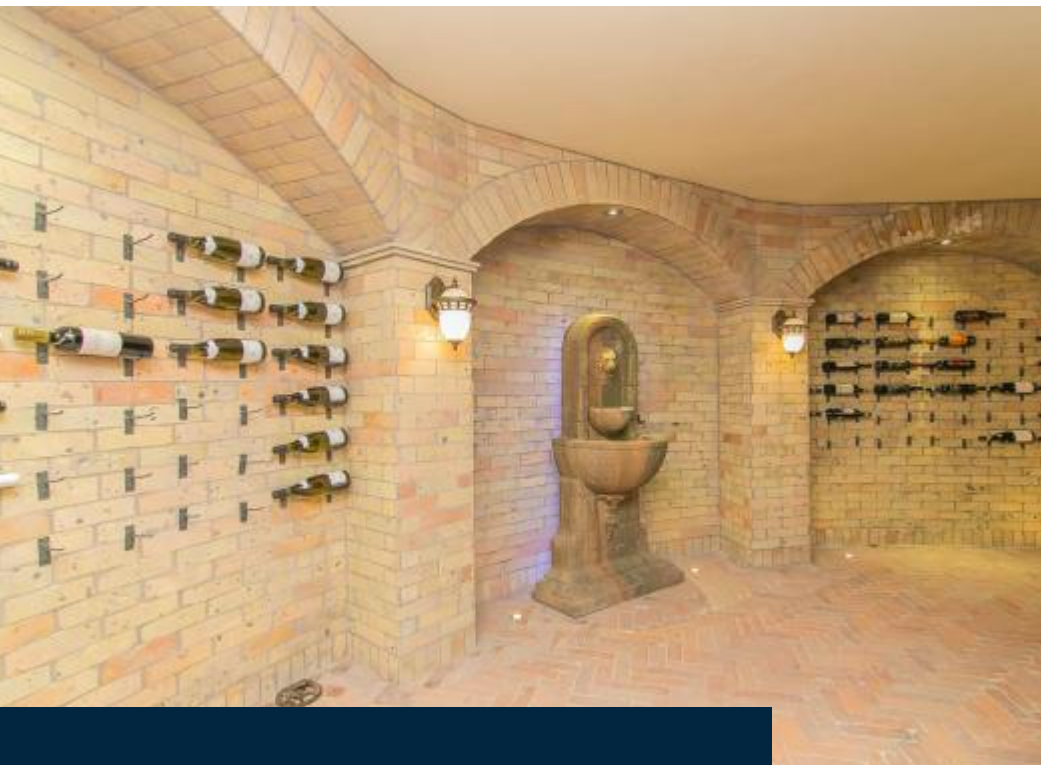
VIEW FROM MOON BALCONY



LOWER LEVEL LANDING



WINE CELLAR



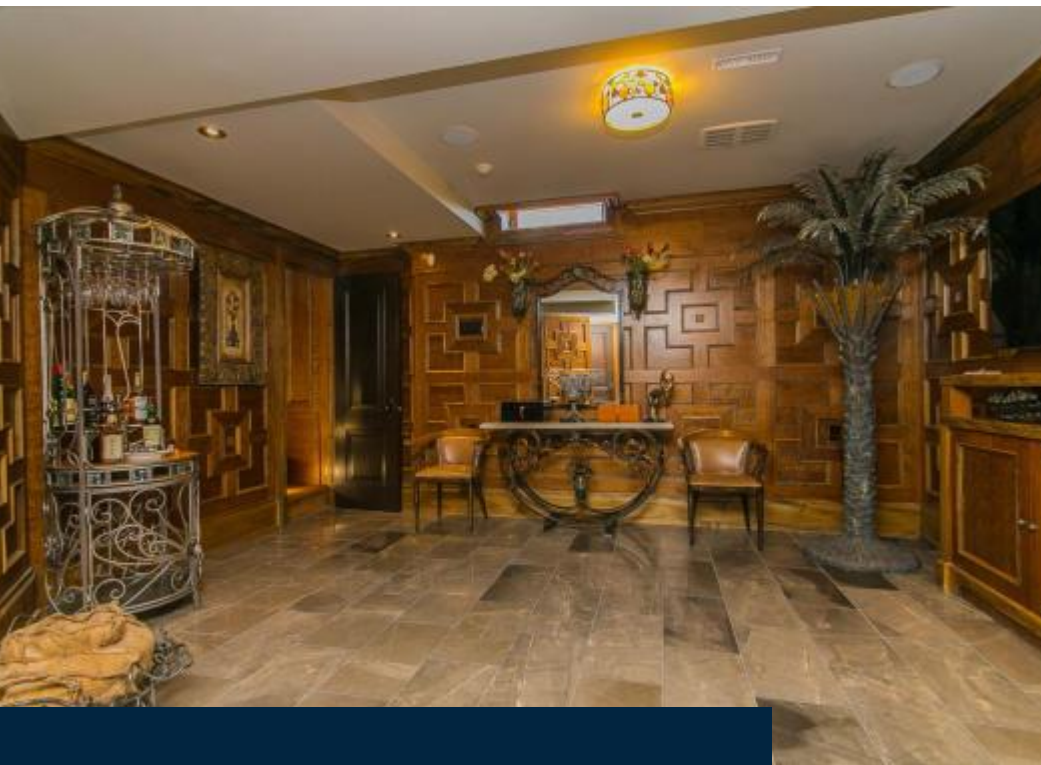
WINE CELLAR



WINE CELLAR



COGNAC/CIGAR ROOM



COGNAC/CIGAR ROOM



RECREATIONAL ROOM



RECREATIONAL ROOM



REC ROOM



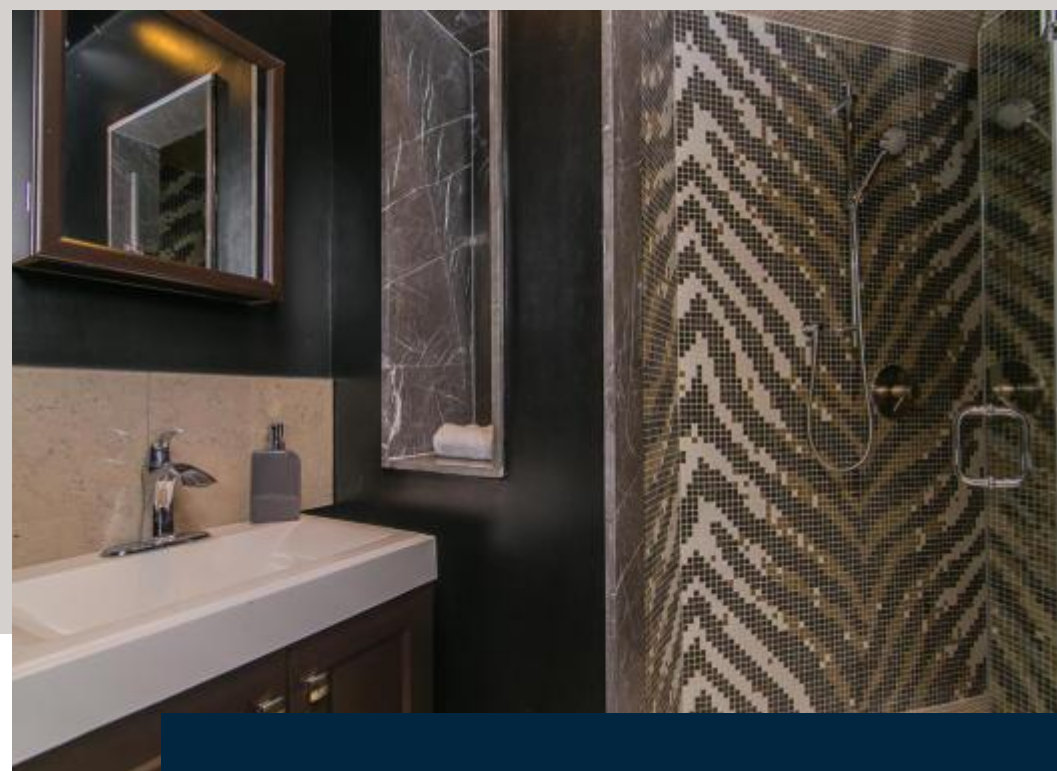
REC ROOM



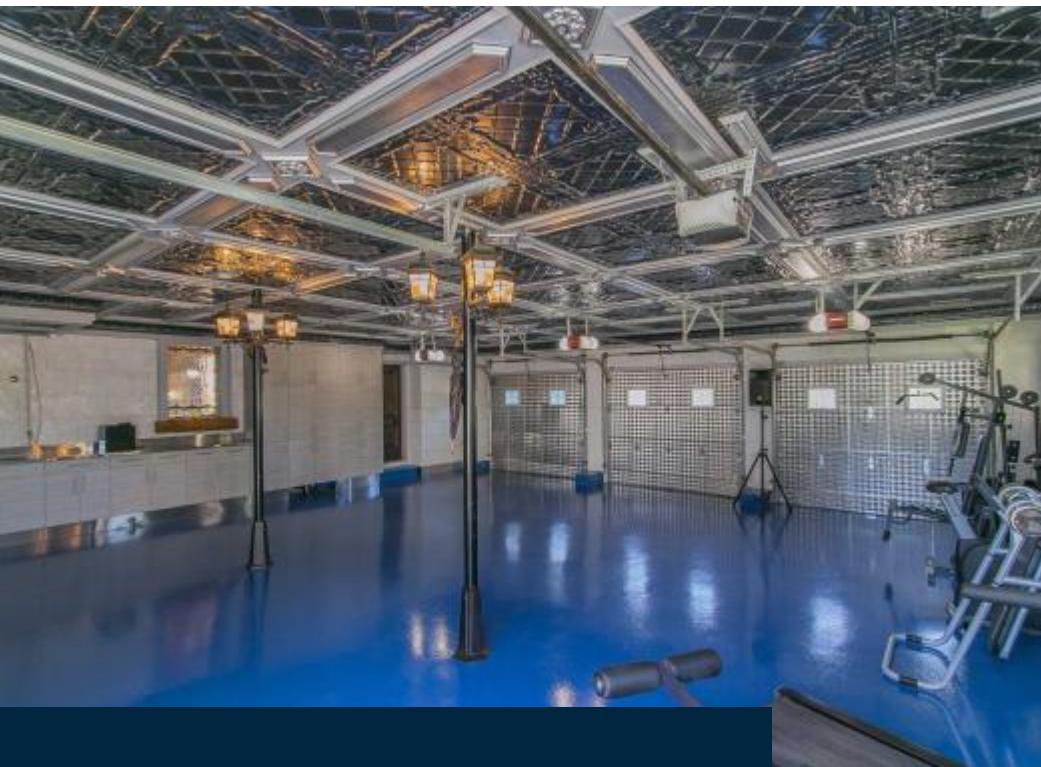
OPEN CONCEPT



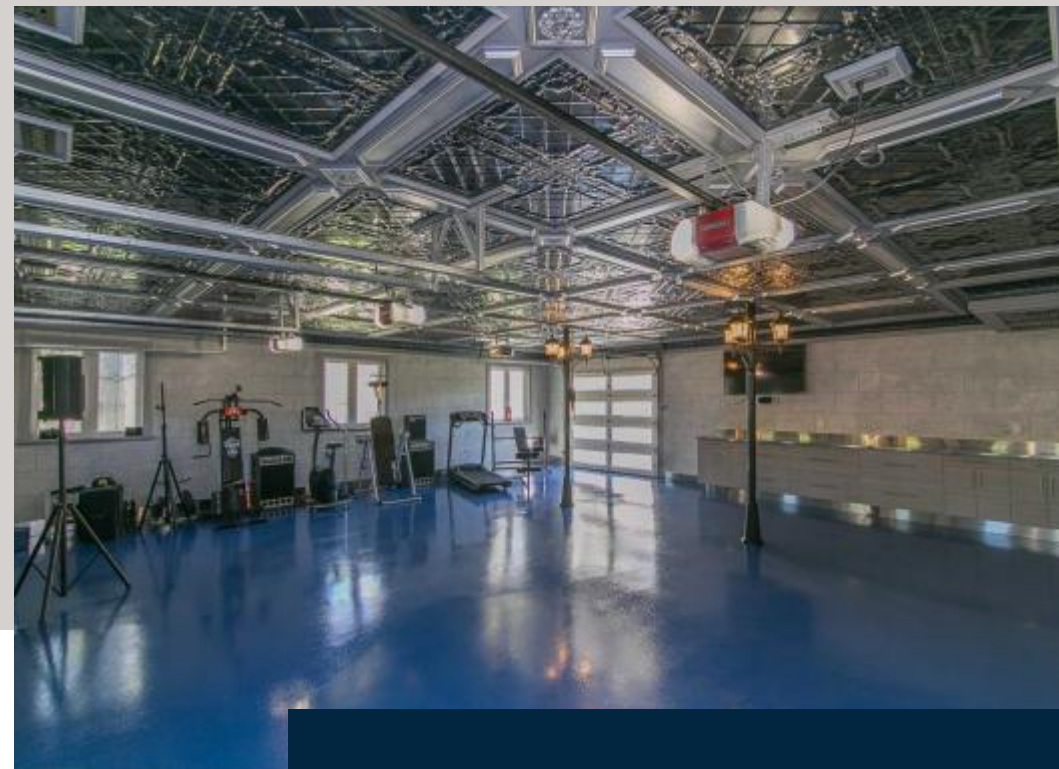
WET BAR



LOWER LEVEL 3-PIECE BATHROOM



GARAGE



GARAGE



INDOOR POOL



OUTDOOR KITCHEN



PATIO



COVERED TERRACE



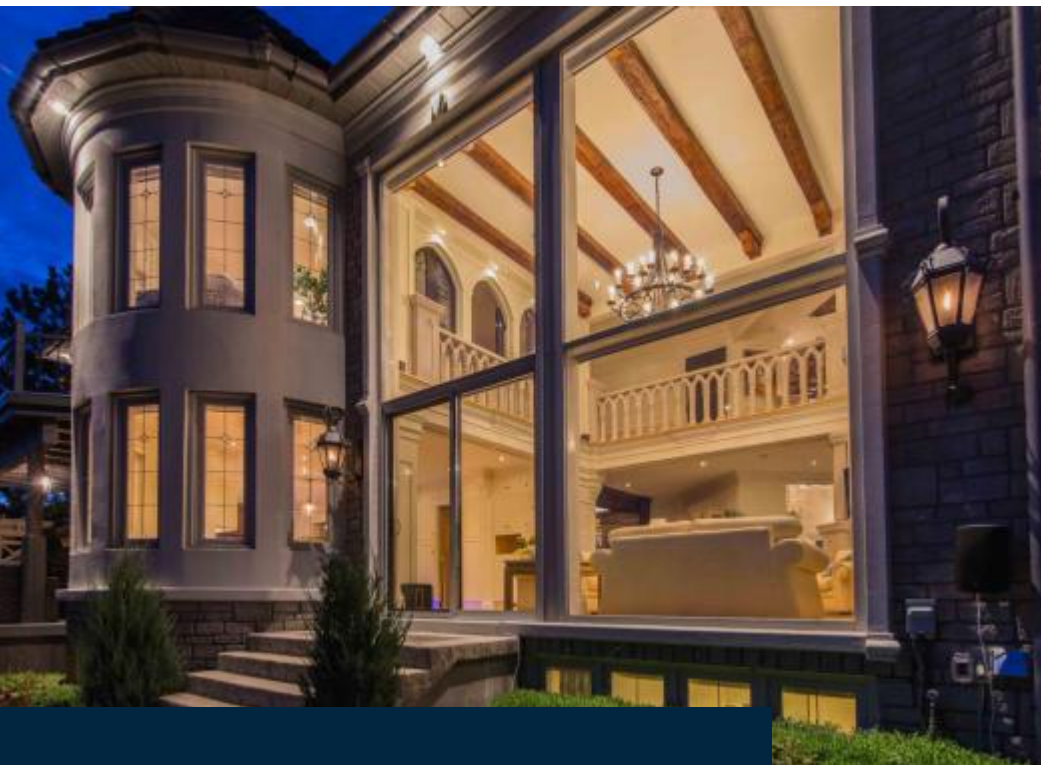
PATIO



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



AERIAL VIEW



DETAILS OF 51 ABBOTSFORD ROAD

FOYER & HALLWAY: 22 ft 5 in x 21 ft

9 ft mahogany double door entry with glass and wrought-iron inserts
Cathedral, waffle coffered ceiling
Designer, heated marble floors with decorative inlay, imported from Greece
Crown mouldings
Limestone walls
Two side windows with decorative lead inserts
Four, second level windows with decorative lead inserts
Marble staircase with custom limestone railings, balusters, columns and decorative boiserie
Boiserie
Decorative columns
Chandelier
Pot lights
Sconces
Double door coat closet
Built-in double-sided aquarium
Limestone baseboards

GREAT ROOM: 15 ft 7 in x 15 ft

Open concept
Cathedral ceiling with reclaimed wood beams
Custom installed, reclaimed oak floor
Intricate crown mouldings
Sliding glass door walk-out to terrace and backyard
Over-size gas fireplace with floor-to-ceiling custom limestone mouldings
Boiserie
Floor-to-ceiling, wall-to-wall windows overlooking terrace, backyard and lake
Chandelier
Pot lights
Sconces

DINING ROOM: 25 ft 5 in x 14 ft 6 in

Approx. 9 ft decorative patterned ceiling
Direct access to kitchen
Custom installed, reclaimed oak floor
Intricate wood crown mouldings
Cherry wood artisan designed boiserie with hand-carved accent pieces
Designer Napoleon gas fireplace with custom limestone surround
Decorative wood columns
Two sets of four-pane tall windows overlooking the front yard
Two chandeliers
Recessed and indirect lighting
Six sconces
Tall wood baseboards

DETAILS OF 51 ABBOTSFORD ROAD

KITCHEN: 19 ft 2 in x 14 ft 5 in

Light-filled room with unobstructed lake views

9 ft ceiling

Eat-in kitchen

Direct access to dining room

Custom installed, reclaimed oak floor

Custom walnut cabinetry galore with crown mouldings and designer hardware

Additional contrasting walnut cabinetry

Large contrasting centre island with marble countertop

Marble countertops

Marble backsplash

French door walk-out with designer wrought-iron insert to covered terrace and backyard

Four windows with designer wrought-iron inserts and unobstructed lake views

Two modern pendant lights

Pot lights

Under cabinetry lighting for both upper and lower cabinets

Appliances:

Miele three-door fridge/freezer

Miele cooktop

Miele double oven

Miele wine fridge

Samsung built-in dishwasher

Miele microwave

Miele coffee machine

Miele panelled vent

BREAKFAST AREA: 20 ft 4 in x 10 ft 9 in (Irregular)

9 ft ceiling

Custom installed, reclaimed oak floor

Boiserie

Seven windows with designer wrought-iron inserts, modern Hunter Douglas window treatments and backyard and lake views

Modern pendant light

Pot lights

Tall baseboards

DETAILS OF 51 ABBOTSFORD ROAD

POWDER ROOM: 2-Piece

Designer ceiling
Modern blown glass pedestal sink with matching mirror and accent lighting
Designer, heated marble floor
Kohler toilet
Tall window overlooking front yard
Designer light fixture
Two sconces
Designer hardware

OFFICE: 16 ft 7 in x 12 ft 5 in

Double door entry
Decorative coffered ceiling with crown mouldings
Custom installed, reclaimed oak floor
Decorative boiserie with built-in cabinetry, double-sided aquarium and shelving
Bar sink with marble walls and a pot light
Access to second floor hallway
Access to lower level cognac/cigar room
Access to liquid lounge
French door access with stained glass insert to foyer with marble floor
Access to garage
Access to powder room
Bay window overlooking backyard
Staircase with accent lighting
Hand-carved pot lights
Indirect lighting

LIQUID LOUNGE: 25 ft 6 in x 15 ft 10 in (Irregular)

Marble floor
Napoleon built floor-to-ceiling gas fireplace with Swarovski crystals, intricate wood surround and television
Custom built-in wet bar with modern glass countertop and backsplash with built-in LED colour-changing lighting, built-in cabinetry, under cabinetry lighting, built-in shelving with subway stone backing and pot lights
Decorative glass vessel sink
Walk-out to terrace
Boiserie with extra tall baseboards
Wrap-around windows
Chandeliers
Four designer artisan light fixtures
Built-in Samsung beverage fridge

DETAILS OF 51 ABBOTSFORD ROAD

UPPER LEVEL LANDING & HALLWAY:

All marble staircase with custom limestone railings, balusters, columns and decorative boiseries
Walk-out to moon balcony with limestone railings and balusters, and four corner gas lamps: 13 ft 6 in x 9 ft 10 in
Custom installed, oak floor
Intricately hand-carved cherry wood, custom designed coffered ceiling with indirect lighting
Hallway barrel ceiling with recessed lighting
Boiseries with crown mouldings and tall baseboards
Custom limestone balusters, railings and columns overlooking great room
Multiple floor-to-ceiling windows with wrought-iron inserts
Three art niches with accent lighting
Three chandeliers
Decorative gas light fixtures on four columns
Pot lights
Sconces

MASTER BEDROOM: 22 ft 5 in x 21 ft 6 in (Irregular)

Double door entry
9 ft ceiling
Oak hardwood floor
Sitting area with double door walk-out to 19 ft x 6 ft 3 in private balcony overlooking backyard with amazing views of Preston Lake
Boiseries with crown mouldings and tall baseboards
Three decorative stained glass windows overlooking great room
Double-sided Napoleon gas fireplace with Swarovski crystal
Chandelier
Pot lights
Built-in sound system

Walk-In Closet: large centre island with marble countertop and ample drawers; decorative patterned ceiling; crown mouldings; organizers; large window; pot lights; decorative light fixture; beverage fridge; speaker system

7-Piece Master Ensuite: designer marble floor and walls; crown mouldings; pot lights; custom double-sized Bain Ultra bathtub to fit two people with air jets, marble, mosaic barrel coffered ceiling, marble walls and surround, and accent lighting and decorative light fixture; custom built-in unit with cabinetry crown mouldings, two large mirrors, two undermount sinks, marble countertop, pot lights, over cabinetry lighting, and numerous drawers; double-sided gas fireplace; separate room for Kohler toilet and bidet; separate shower with floor-to-ceiling marble with decorative inlay, Italian shower head with steam bath and triple shower system, and pot lights; numerous windows with wrought-iron inserts; speaker system

DETAILS OF 51 ABBOTSFORD ROAD

2ND BEDROOM: 20 ft in x 12 ft 4 in (Irregular)

9 ft ceiling

Oak hardwood floor

Crown mouldings

Built-in wardrobe unit

Built-in speaker system

Eight tall windows with wrought-iron inserts

Additional smaller window

Pot lights

Tall baseboards

Designer paint

4-Piece Ensuite: marble floor; marble and glass shower; large custom vanity with marble countertop, two mirrors, cabinetry crown mouldings, above cabinetry lighting, pot lights and undermount sink; pot lights

3RD BEDROOM: 15 ft 3 in x 14 ft 11 in (Irregular)

9 ft ceiling

Oak hardwood floor

Crown mouldings

Built-in wardrobe

Three-pane window overlooking terrace and backyard

Pot lights

Tall baseboards

Designer paint

3-Piece Semi-Ensuite: designer marble floor; custom vanity with marble countertop and undermount sink; Swarovski crystal sconces; designer mirror and hardware; marble and glass shower; Kohler toilet; tall window; tall baseboards

4TH BEDROOM: 12 ft 8 in x 11 ft 8 in

9 ft ceiling

Oak hardwood floor

Crown mouldings

Closet

Two-pane window overlooking backyard

Pot lights

Tall baseboards

Designer paint

3-Piece Semi-Ensuite: designer marble floor; custom vanity with marble countertop and undermount sink; Swarovski crystal sconces; designer mirror and hardware; marble and glass shower; Kohler toilet; tall window; tall baseboards

DETAILS OF 51 ABBOTSFORD ROAD

LAUNDRY ROOM:

Marble floor
Crown mouldings
Built-in cabinetry with designer hardware and under cabinetry pot lights
Marble countertop
Undermount sink
Marble backsplash
Window with wrought-iron inserts
Samsung stainless steel washer and dryer
Pot lights
Tall baseboards

POOL:

Wave pool
Heated
Wave jet
Eight Jacuzzi jets
LED lighting
Can open to outside

LOWER LEVEL: Finished with two walk-ups
Designer marble floors with decorative inlay through-out
Above-grade windows
Pot lights
Tall baseboards

LOWER LEVEL LANDING: 28 ft 2 in x 14 ft 8 in
Marble staircase with custom limestone railings, balusters, columns and decorative boiseries
Designer marble floor with decorative inlay
Built-in double-sided aquarium with integrated Smart Home system and LED colour variations and decorative lights
Brick and double French door entry to wine cellar
Decorative sconces
Pot lights
Built-in speaker system
Tall baseboards

DETAILS OF 51 ABBOTSFORD ROAD

RECREATIONAL ROOM: 35 ft 6 in x 34 ft 4 in

Designer marble floor with decorative inlay

Crown mouldings

Built-in gas fireplace

Built-in wall-to-wall beverage centre with cabinetry, artisan glass countertops with LED colour changing capability, and antique glass backsplash, vessel bar sink, built-in stainless steel Samsung dishwasher and beverage fridge, designer hardware, pot lights and under cabinetry lighting

Built-in entertainment centre

Built-in wet bar with custom dropped ceiling, built-in shelving with accent lighting, cabinetry with marble countertop and backsplash and undermount sink, modern glass bar countertops with LED colour changing capability, decorative pendant lighting and above-grade four-pane window

Built-in alcove seating with decorative pendant lighting, above-grade three-pane bow window and leather bench

Decorative columns fully panelled with beverage shelf, and crown mouldings

Pot lights

Built-in speaker system

Tall baseboards

COGNAC/CIGAR ROOM: 14 ft 8 in x 14 ft 4 in

Direct access from main level office

Marble floor

Decorative boiserie with crown mouldings

Built-in entertainment centre

Built-in cabinetry with bar sink, marble countertop and surround

Above-grade window

Pot lights

Decorative light fixture

Built-in speaker system

WINE CELLAR:

Manual temperature controlled

Brick and double French door entry with decorative sconces

Custom installed brick floor with floor pot lights

Brick walls with custom arches and pot lights

Decorative stone fountain

Built-in cabinetry with marble countertop and metallic vessel sink

Numerous wine racks

Four decorative sconces

DETAILS OF 51 ABBOTSFORD ROAD

3-PIECE BATHROOM:

Marble floor
Custom vanity with designer hardware, marble countertop and sink
Built-in marble shelving
Large shower with designer walls and glass door

GARAGE:

Three mahogany doors with metal backing
Additional car door with numerous windows with backyard access
Six-car tandem parking
Custom waffle coffered ceiling with designer tin inlays
Poured cement floor with waterproof membrane covered in epoxy
Built-in high-pressure car wash
Built-in wrap-around cabinetry
Stainless steel countertops
Double sink
Decorative lighting

BACKYARD:

Professionally landscaped
Outdoor kitchen with barbeque area, double roaster spits, grill, two burners, cooktop, sink, covered pergola and stone interlock flooring
Covered terrace with cedar deck, gas fire pit, columns, decorative planter, and designer gas lanterns
Patio with decorative stone interlock, arbor, gas fire pit, bird bath, planters, and gas lamp
Additional stone interlock patios

EXTRAS/INCLUSIONS:

Marley roof from UK 10-pound shingles
All eavestroughs, chimneys and canopies are made of lead and coated with copper
Windows: 1.5 years old with lead designer inserts
Gas lamps all around the house were designed and made in New Orleans
Outdoor movie theater with electric, retractable screen integrated with the Smart Home system and includes projector
LED surround lights
LED outdoor flood lights
Smart Home irrigation system
Interlock driveway
Stone interlock front entry
Door and wall surrounds are limestone with designer cut
All bathrooms have a high power sprayer
Moon balcony with limestone baluster and railings, and gas lamps
All stone floors are heated excluding bathrooms

DETAILS OF 51 ABBOTSFORD ROAD

EXTRAS/INCLUSIONS CONT.

All cabinetry is stained maple and by Catherine Halina, except kitchen, and constructed by Decorama

Lighting designed and installed by Prima Lighting

Semi-ensuite light fixtures are Swarovski crystal

Walnut kitchen made in England is designed by Clive Christian

All pot lights are LED

All crown mouldings are intricate and made of wood

Dining room limestone cut gas fireplace by Napoleon (Fifth Avenue)

Dining Room is cherry wood artisan design

Stained glass

Great room beams are reclaimed wood

Refrigerator in master closet

Smart Home capabilities with remote access:

- Every light switch

- All three furnaces, one for north wing, one for south wing, one for garage

- All garage doors, garage entry to house door, office and wine cellar doors

- Sonos audio system has remote access in most of the house

- Televisions and internet, PVR and DVD

Smart Home dim and colour capabilities

Main floor aquarium is freshwater and, 150 gallons with built-in filter system and Smart Home lighting controlled

Lower level aquarium is freshwater and, 250 gallons with built-in filter system and Smart Home lighting controlled

Well water filtration system includes water softener, reverse osmosis and blue lights

Water pump for strong water flow

Furnaces have air filtration system and include filters and hepa for dust and allergies

Three, 3-year old air conditioning units with 12,000 BTUs

200 Amp service

CVAC

All appliances stated herein

All window coverings

All electrical light fixtures

Alarm system

Four garage door opener and remotes

Speaker system

THANK YOU FOR VISITING 51 ABBOTSFORD ROAD IN PRESTON LAKE ESTATES

905-887-9000
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Award Winning
Team



Kenneth Brienza*

George Politis^S

Tina Brienza*



RE/MAX All-Stars
The PB Team
Realty
Brokerage Independently Owned and Operated

The Politis Brienza Team
Experience. Excellence. Results.

* Sales Representative ^S Broker of Record

- ✓ The Politis Brienza Team is the **#1 Re/Max** team in all of Canada.[^]
- ✓ Living and selling real estate in your area for over **25 years**.
- ✓ Averaging **100+ annual property transactions**.^{**}
- ✓ Averaging **100 million dollars** in annual transactions.^{**}
- ✓ The Team ranks in the **Top 1%** for value of selling ends sold in the GTA.⁺
- ✓ The Team ranks in the **Top 5%** in Canada for gross sales.⁺
- ✓ The **#1 Team** in Canada with another franchise joined the **Most Trusted** name in real estate.
- ✓ Our goal is unequalled customer satisfaction by providing you with superior customer service and care.
- ✓ A Team of **9 Licenced, Dedicated, Full-Time, Highly Skilled and Educated Real Estate Professionals** working on your behalf.
- ✓ The Politis Brienza Team offers **Strong Negotiating Skills, Sound Financial Advice, and Real Estate Investment Strategies**.
- ✓ **Guaranteed Knowledgeable, Efficient, and Attentive Real Estate Services**.
- ✓ **Comprehensive, Proven & Multi-Faceted Marketing Plan**.
- ✓ Complimentary **Home Staging** to maximize the return on your most valued investment.
- ✓ 我們有粵語及國語地產經紀
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[^]Based on Re/Max Canada Stats First Quarter 2015. ⁻Based on Re/Max Canada and Re/Max International Statistics 2015.
⁺Based on IMS Stats 2015. ^{**}Based on Re/Max & previous brokerage annual sales reports.



The Politis Brienza Team



www.ThePBTeam.com



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[§]Broker of Record *Sales Representative



All-Stars
The **PB** Team Realty

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