

1751 PATLY

FEATURES

KITCHEN

Rockwool Safe & Sound insulation
Copper blinds
Wood burning stove
Oak wood floors
Salad sink
2 garburators
High end stainless appliances
Samsung French door fridge w-ice maker
Electrolux induction double oven stove
Bosch quiet dishwasher
Panasonic oven microwave with high powered fan
50' of granite counter tops
Hot water tap
Soap dispenser
Touch control tap
Numerous "lazy susan's" and pull outs
Spice drawer
Tray storage

LIVING ROOM

Solid Oak wood floors with felt underlay
Rockwool Safe & Sound insulation
Fibre optic and cable ready
View of pond and waterfall
Large entertainment space
Vaulted ceilings—Cedar
Stone fireplace—propane

YARD

Hot Tub
Fenced with 3 easy access gates
Garden Shed with new cedar shake roof
Large parking apron
Wood pile
Peach Tree
Oak Trees
Pond with stream and waterfall
Herb garden with Bay Tree
Easy care perennial gardens

IMPROVEMENTS

New Chimney & liner for woodstove
New liner & cap for propane fireplace
New rear gutters (all gutters with leaf guard)
30 year roof
New toilets & taps—low flow, comfort height
Tile heated floors in several bathrooms
Built-in vacuum system
Most windows replaced
New window screens
Invisible screen doors front and back
21 decorative Geranium pots & drippers
Freshly painted walls and trim
"Roto rooted" perimeter drains with new cleanout