



FEATURE SHEET

682 WINDERMERE AVENUE

Highlights

- 20' x 20' addition on 3 levels
- joists replaced in construction
- extra-wide front entry door 41.5" x 80"
- smart home monitoring system
- modern windows throughout, many with custom privacy shades
- engineered wide plank wood flooring
- custom light fixtures throughout home

Main floor

- coat closet in foyer
- main floor powder room with floating vanity
- custom staircase with wrought iron railing extends from basement up to top floor
- skylight over staircase cascades natural light from roofline to basement
- LED strip lighting in skylight
- fluted wood panel feature wall & statement chandelier in dining area
- hidden storage cabinet at side door
- window seating nook with storage bench on landing between 1st & 2nd floor

Kitchen

- L-shaped chef's kitchen designed by PM Kitchens includes custom glass cabinet, corner wine rack and undercabinet lighting
- quartz kitchen countertop & matching backsplash
- generous centre island with seating for 4
- double bowl undermount stainless steel sink
- double french doors at rear with integrated privacy blinds
- stainless steel appliances include:
 - BOSCH stainless steel dishwasher
 - WOLF 6 burner gas range
 - VENTAHOOD range hood
 - WOLF wall oven oven
 - BOSCH wall-mounted microwave
 - SUBZERO fridge/freezer

Family room

- floor-to-ceiling picture windows overlooking backyard
- coffered ceiling
- built-in floating NAPOLEON fireplace

Bedrooms & Bathrooms

- 9' ceilings on 2nd floor and custom height doors
- king-sized primary bedroom with walk-in closet and floor-to-ceiling closets
- primary spa-like ensuite features elegant finishes, custom marble shower & bench, & free-standing tub overlooking backyard
- main bathroom on 2nd floor with skylight & modern glass honeycomb tiles
- 2nd floor laundry room with storage shelving, custom tiled floor & separate linen closet
- bedrooms 2 & 3 feature closets with door-opening sensor light



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Basement

- open staircase to basement
- 8' 2" high ceilings
- oversized Recreation room
- engineered hardwood flooring
- above-grade windows
- walk-in wine cellar
- wet bar with stone countertop & surround, plus bar fridge
- hardwired sound system including ceiling-mounted speakers
- electric fireplace and tv niche
- walk-in closet in bedroom
- 4-piece bathroom with heated floors

Mechanical

- central A/C
- carbon monoxide/smoke detectors
- electric hookup for hot tub
- gas hookup for BBQ
- sump pump

Exterior:

- newly painted front porch with glass railing
- parking pad at front
- spacious rear deck with glass railing, leading to patio
- newly constructed double car garage with access from both laneway & backyard
- electrical panel in garage
- electric garage door opener
- professionally landscaped front & backyard with privacy fence and mature hydrangeas
- soffit lighting around home