

12 Warrington Court – Property Features / Inclusions / Exclusions

- Quiet dead-end court location, steps to public golf course access and walking trails
- 2765 sq. ft. (floor plans) 4 bed, 2.5 bath plus finished basement
- Location! Location! Minutes to 410, 407, 401 and all transit; shopping; restaurant; sports facilities and parks!
- Local high school with I.B. program
- Built in 1987
- Taxes \$5891 in 2017

Exterior

- Double Garage + Driveway Parking for 4 more vehicles = 6 parking spots
- Poured concrete walkway and stairs
- In-ground sprinkler system in front yard
- Double-door entry
- Attractive brick and wood exterior
- Windows replaced 2006 (excl. basement windows)
- Front Doors and back Sliding doors replaced 2006
- Roof shingles approx. 12 yrs old

Interior

- Fully renovated Great room by “Leave It To Bryan” 2015!
- Gorgeous vaulted ceiling open to 2nd floor with pot lights and stunning feature wall
- Modern gas fireplace with full tile wall surround and display shelving with under-shelf lighting
- Luxurious renovated kitchen 2011
- Custom solid maple cabinetry by Morcraft Kitchens
- 6-burner Kitchen Aid gas stove; upscale Stainless Steel appliances and Range hood
- Built-in wine rack, extensive pantry and storage drawers
- Granite countertops, Under cabinet lighting, ceiling pot lights
- Large functional granite island with storage and power
- Dark wide-plank engineered hardwood floors throughout Main and 2nd Floors
- Brand-new hardwood stairway, railings and bannister
- Master Bedroom with His & Hers walk-in closets and 5-pc ensuite with jetted tub
- 2-pc powder room renovated with modern fixtures
- 4-pc washroom updated
- California shutters on most windows
- 6-panel doors with brushed nickel finish hardware
- Finished games and media room
- Multiple storage areas and cold room in basement
- Main floor laundry with entry from garage
- Furnace and HEPA Filter 2004
- Owned Hot Water Tank
- Central Vac System roughed-in
- Most of home freshly painted

Backyard

- Relaxing oasis with plenty of space to entertain
- Professionally landscaped with Interlocking stonework with border throughout the backyard with wide stairway
- Cedar gazebo 16 x 12 ft custom built with cedar shakes
- Large storage shed built at side of home; Additional shed in backyard
- Fence newly built along north side 2017, other sides approx. 2015
- Extensive hardscaping with boulders and gardens, mature trees for privacy
- 6-Person Hot Tub
- Natural gas line for BBQ already in place

Inclusions:

Stainless Steel Fridge, 6-burner Gas Stove, Range Hood, Built-in Dishwasher, Built-in Microwave, Washer, Dryer, Automatic Garage door opener & 2 remotes, Hot Tub and maintenance items, all existing Window Coverings and hardware, all Electrical Light Fixtures.

Exclusions:

All TV Wall mounts, BBQ, Fire Table



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