



CHRISTIE'S
INTERNATIONAL REAL ESTATE



3 Foxmeadow Lane

Unionville

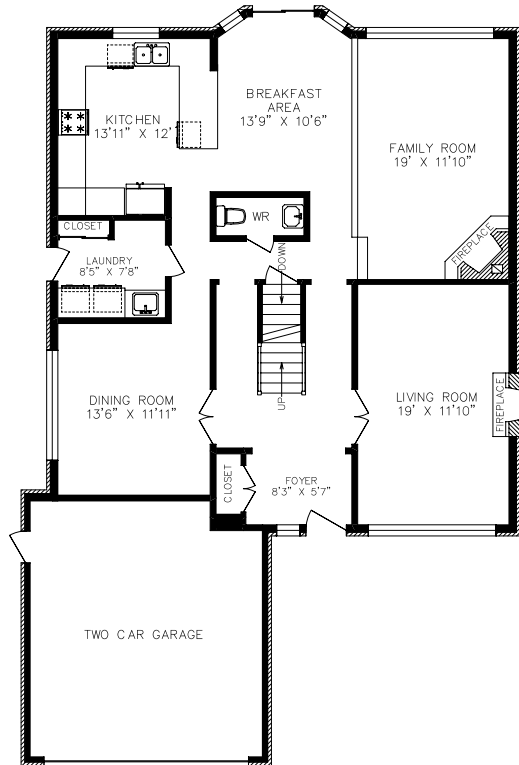
This exceptionally stylish and fully renovated Henry Summerfeldt Model residence is located in the much sought after Unionville neighbourhood and absolutely delivers the WOW factor! Perfect for families, this beautifully appointed 3-storey, centre hall home offers the perfect blend of modern design and casual elegance and is completely turn-key with 4+1 bedrooms, 6 washrooms, enormous principal rooms and a fully finished lower level with in-law suite.

Spacious and light filled, the open concept main level with spectacular oak hardwood flooring throughout features a stunning brand new chef's kitchen with an eat-in dining area and breakfast bar, quartz countertops, marble backsplash and new stainless steel appliances. Enjoy time together in the family room with wood burning fireplace or the gorgeous and grand living and dining room areas. Walk out from the eat-in kitchen to a gorgeous deck and fenced in yard perfect for entertaining and safe for children.

The sumptuous and spacious master bedroom is a stunning private suite with a spa-like 5-piece ensuite and a large walk-in closet making for an elegant and luxurious master retreat. With two additional bedrooms, a five-piece washroom and linen closet on the second floor plus a third floor loft featuring a large approx. 350sf playroom, fourth bedroom with four-piece ensuite and walk-in closet it is the perfect family home.

The fully finished lower level with recreation room, games room, exercise room, bedroom with 3-piece ensuite and kitchenette is perfect for relaxing with the family or as an in-law suite (vendor does not warrant retrofit status). The private drive plus the attached two car garage can accommodate up to six car parking.

Conveniently located within walking distance to the vibrant Main Street and Toogood Pond and all that this family friendly neighbourhood has to offer including a multitude of shops and restaurants, great schools, parks and transportation. Just move in and enjoy!

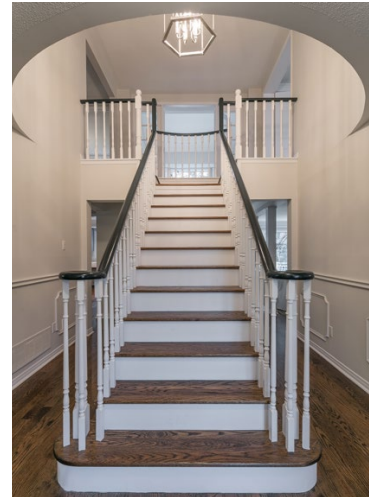


MAIN FLOOR

1,460 Sqft

FOYER:

- Entry door with ¾ glass provides abundant natural light
- Marble floor
- Substantial staircase with soaring 2-storey ceiling and chandelier
- Double coat closet
- Control pad for security system



TWO-PIECE POWDER ROOM



LIVING ROOM:

- Picture window overlooking front terrace
- Gas fireplace with decorative wood mantle and marble surround
- French doors
- Oak hardwood flooring
- Crown moulding
- Chandelier
- Draperies and hardware



DINING ROOM:

- Large window provides abundant natural light
- Excellent flow with kitchen and living room for entertaining
- Decorative ceiling medallion and pendant light
- French doors
- Oak hardwood flooring
- Crown moulding
- Draperies and hardware

LAUNDRY/ MUDROOM ROOM:

- Side door entrance
- Whirlpool Duet washer and dryer
- Built-in cabinetry with oversize ceramic sink and shelving above
- Double closet
- Travertine floor



KITCHEN:

- Fully renovated 2016 open concept chef's kitchen with soft-close drawers and rough in for under cabinet lighting
- New quartz countertops and marble backsplash with integrated electrical outlets
- Oversized breakfast bar provides ample seating for three people
- New Stainless steel side-by-side refrigerator and freezer with water filter and 5-year limited warranty
- New Stainless steel four burner gas stove and oven with 5-year limited warranty
- New fully integrated dishwasher with 5-year limited warranty
- New built-in microwave oven with 5-year limited warranty
- Excellent flow with kitchen opening to breakfast area and family room
- Pot lights
- Oak hardwood flooring
- Crown moulding



BREAKFAST AREA:

- Spacious eat-in dining area for 6+ with sliding glass door walkout to deck at grade that provides abundant natural light and a spectacular view of the rear garden
- Pendant light
- Oak hardwood flooring
- Crown moulding

FAMILY ROOM:

- Wood burning fireplace with floor-to-ceiling brick
- Large wall of windows provides abundant natural light
- Oak hardwood flooring
- Crown moulding
- Draperies and hardware



SECOND FLOOR

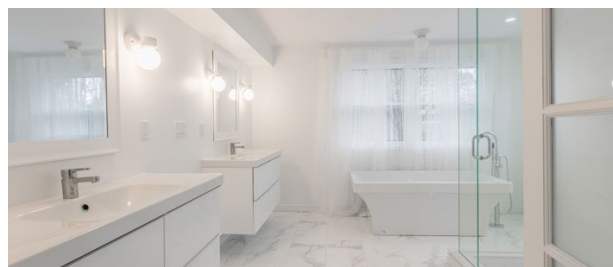
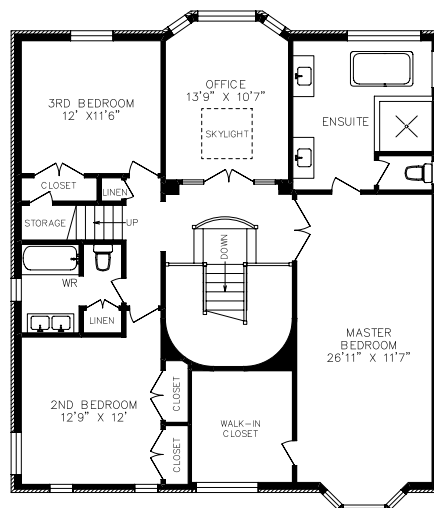
1,506 Sqft

MASTER BEDROOM:

- French doors to a private suite featuring bay window seating area and panelling throughout
- Oversize walk-in closet
- Draperies and hardware
- Pendant light
- Crown moulding
- Broadloom

5-PIECE ENSUITE WASHROOM:

- Fully renovated in 2016
- Oversize glass enclosed shower
- His and her floating vanities
- Private water closet
- Free standing soaker tub with stand alone tub filler and spray
- Wall sconces
- Draperies and hardware



SECOND BEDROOM:

- Two double closets with built-in shelving
- Pendant light
- Overlooks front garden
- Draperies and hardware
- Broadloom



5-PIECE WASHROOM:

- Fully renovated in 2016
- Services the 2nd and 3rd bedrooms
- Vanity with two sinks
- Combination bathtub and shower
- Double closet for additional linen and storage
- Draperies and hardware

THIRD BEDROOM:

- Double closet with built-in shelving and access to additional storage space
- Pendant light
- Overlooks rear garden
- Draperies and hardware
- Broadloom



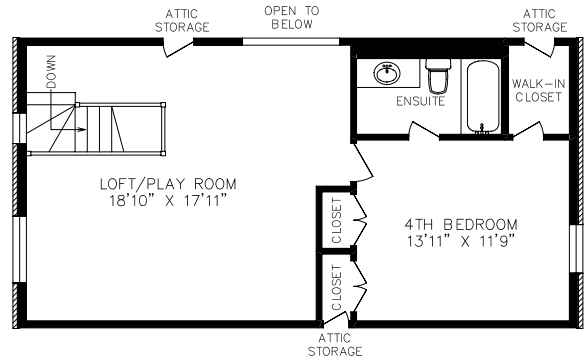
OFFICE:

- Soaring two-storey ceiling with skylight
- Bay window overlooking rear garden
- French doors
- Hardwood floor



THIRD FLOOR

698 Sqft



FOURTH BEDROOM:

- Oversize walk-in closet with access to attic storage
- Two double closets with built-in shelving with access to attic storage

- Pendant light
- Draperies and hardware
- Broadloom



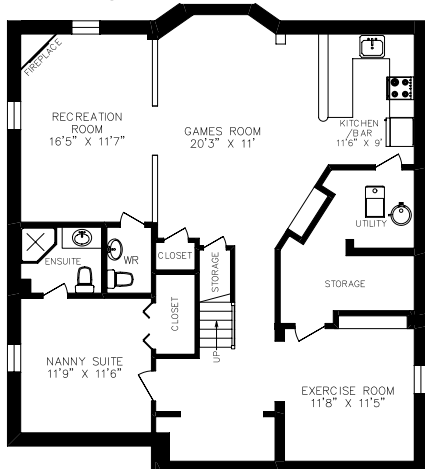
PLAYROOM:

- Enormous approx. 350sf playroom
- Vaulted ceiling
- Pendant light and track lighting
- Children's curtains and hardware
- Access to attic storage
- Broadloom



LOWER LEVEL

1,460 Sqft



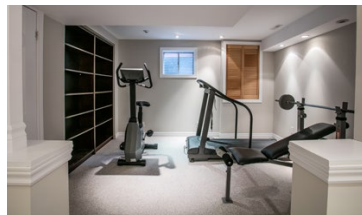
RECREATION ROOM:

- Gas fireplace
- Window
- 2-piece washroom
- Broadloom



EXERCISE ROOM:

- Built-in bookshelves
- Window
- Broadloom



STORAGE CLOSETS
MECHANICAL ROOM AND WORKSHOP

KITCHENETTE/ BAR:

- New 2016 countertop
- Bar provides ample seating for 3 people
- Electric stove and oven
- Refrigerator and freezer
- Large stainless steel sink

IN-LAW SUITE:

- Walk-in Closet
- Window
- Broadloom
- Three-piece ensuite washroom

ADDITIONAL INFORMATION:

LOT SIZE: 49.23ft x 120ft
TAXES: \$6,598.95 (2015)
DRIVE: Private interlock driveway. Parking for 4 cars in the driveway and two in the garage.
POSSESSION: To Be Determined

UPGRADES AND IMPROVEMENTS:

- New windows and doors (2016)
- Newer roof (2012)
- Newer high-efficiency furnace (2011)
- Newer air conditioning unit (2013)
- Hot Water Tank (2007)
- Whirlpool Washer and Dryer (2010)
- Renovated kitchen with brand new stainless steel appliances (2016)
- Renovated master bathroom (2016)
- Renovated 2nd floor washroom (2016)
- New hardwood floors (2016)
- New broadloom on 2nd and 3rd floor (2016)
- Fresh paint throughout the interior and exterior of home including back deck (2016)
- New interior and exterior hardware and vent covers (2016)
- New electric light fixtures (2016)
- New countertop in lower level kitchenette/ bar (2016)
- New sod in rear garden (2016)
- New plants and mulch in front garden (2016)
- New draperies and hardware (2016)

INCLUSIONS:

- Stainless steel side-by-side refrigerator and freezer with water filter and 5-year limited warranty (2016)
- Stainless steel four burner gas stove and oven with 5-year limited warranty (2016)
- Stainless steel hood vent (2016)
- Fully integrated dishwasher with 5-year limited warranty (2016)
- Built-in microwave oven with 5-year limited warranty (2016)
- Whirlpool Duet Washer and Dryer (2010)
- High-efficiency furnace (2011)
- Air conditioning unit (2013)
- Central Vac (being sold in "as is" condition)
- Refrigerator in lower level
- Electric stove and oven in lower level
- All electric light fixtures and sconces
- All windows coverings and hardware (except as excluded)
- Interior gas fireplace inserts
- Hot Water Tank (owned- 2007)
- Garage door opener and 1 remote
- Broadloom where laid

EXCLUSIONS:

- Living room and family room linen draperies (will be replaced with sheers as seen in all other rooms)
- Two tall black outdoor planters with ferns
- All outdoor furniture
- BBQ

OFFERED FOR SALE AT \$1,698,000

Offers, if any, kindly reviewed on Monday May 9, 2016 @ 7:00pm at 3 Foxmeadow Lane
Seller kindly requests certified deposit to accompany offer
Carson Dunlop Pre-Listing Home Inspection Available Upon Request



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