

620 LYNDEBROOK RD.

# LUXURY APPOINTMENTS

## PROPERTY FEATURES

### Country Living within the Municipality

- 5 Minutes to Hwy. 412. Easy Access to Hwy. 407 & 401
- 7 Minutes to Shopping in Whitby, Ajax or Brooklin
- 5 Minute Walk to Heber Down Conservation Area
- 2.95 Acres Per MPAC
- Lot Size Per MPAC Frontage 155 Ft. X 827.74 Ft. Slightly Irregular
- Abundant wildlife including deer, fox, wild turkeys and numerous bird species
- Backyard Privacy with a Creek Running In The Forest Across the Back of the Property

### Escape to Your own Backyard Oasis

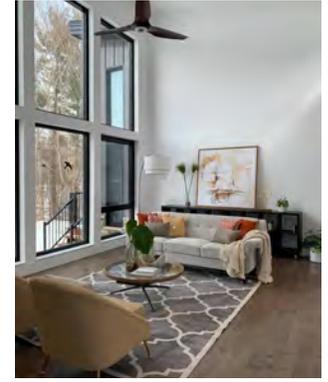
- 22 X 38 Betz Heated Inground Pool- "Dog Bone" Shape W/Automatic Polaris Pool Cleaner
- Custom Landscaping and Stamped, Concrete Decking Surrounding Pool Area
- 35 Coated Aluminum "Snoc" brand exterior lighting. (Made in Canada). Controlled by Wireless Lutron Caseta Technology
- Covered Outdoor Patio With Pot Lights, In-Ceiling Sonos Speakers & Haiku Fan W/Direct Entry To Garage and Home
- Arctic Spas Hot Tub
- Private Pool House
- Lawn Tractor/Garden Shed

### General Exterior Features

- Drilled Well - Approx. 80 Feet
- Septic Tank 6,750 Litres Per Records
- 3 Vehicle Over-Sized Attached Garage W/Direct Entry To Home and Outdoor Patio
- 3 Automatic Garage Door Openers for 10 Ft. Garage Doors
- Extra Height Ceiling Will Accommodate Tandem Car Lifts
- 3 External Gas Hookups

### MAJOR SYSTEMS

- 200 Amp Electrical Panel
- Kohler Whole House Power Backup System - Powers 20 Kilowatts - Automatic Transfer If Power Goes Off
- Lifebreath Heat Recovery Ventilator
- Thermolec Make Up Air Unit For Kitchen Exhaust Fan
- Water Heater Is Owned
- Luxair Central Air Conditioning
- Luxair Furnace - 2016



## INTERIOR FEATURES AND FINISHES

### Modern Living at its Finest

- Floor To Ceiling Windows On Main Level Maximize Views & Light
- European Style Tilt and Turn Windows
- Mirage Maple Hardwood Flooring - Main Level
- 5 Entries to the Home
- Main Entry and Garage Entry Both Feature large Closets With Custom Built-Ins
- Approximately 19 Ft. Ceilings in Living Area & 17 Ft. Ceilings Master Bedroom
- Mudroom Features A Unique Utility/Dog Shower As Well As 6.5 Ft. of Counter Space & Under Cabinet Lighting
- Porcelain Italian "Slate" Tile in Powder Room, Pantry, Mud-Room & Rear Entry Area
- Ceasarstone Quartz Counters In Kitchen, Pantry & Main Floor Bathroom
- Heated Italian Porcelain Slate Tile in Upper Bathroom Plus Under Cabinet (Floor) Lighting
- Double Sided Napoleon Fireplace W/Remote Control, Thermostat, Lights, River Rock and Driftwood Base. (Made In Canada)
- 4 Haiku Fans. (USA)
- Extra Power Beam Central Vacuum W/4 Sweep Stations
- Reverse Osmosis Taps in 3 Bathrooms, Kitchen and Butler's Pantry/Prep Kitchen and 2 to Fridge/Freezers

### Entertainment

- Automatic Dusk to Dawn Floor Lighting in Both Upper/Lower Master Ensuites, Laundry, Lower Bath, Powder Room, Pantry Hall & Stairs
- Sonos Flush Mount Speakers Throughout
- All Decora Switches With Screwless Covers. Most Lights Have Lutron Maestro Dimmers

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## Spa-like Bathrooms

- All but 2 Shower/Bath Fixtures Are Water-Saving Premium Brizo by Delta. (2 Are Delta)
- Ceasarstone Quartz Counter in Main Floor bathroom
- HanStone Quartz Countertops in Upper Master Ensuite
- All 5 Lavatories Are TOTO

## Gourmet Kitchen

- 13 Feet of Main Counter Space
- 11 Ft. X 4.4' Island Seats 5 People
- Ceasarstone Quartz Counter Tops
- Custom Marble Backsplash
- 48" Miele Gas Range/Grill With 3 Ovens
- Additional In-Wall Miele Speed Oven
- Miele Built In Dishwasher
- Miele Side By Side Fridge/Freezer Combo With In-Door Ice & Water
- Miele Range Hood With External Blower To Reduce Noise
- Make Up Air Unit In Basement Works In Tandem With Range Hood
- Blanco Divided Under-Counter Mounted Sink W/Fitted Blanco Grids
- Touch Brizo Premium Faucet
- Custom Elmwood Cabinetry Designed by Kitchen Court in Toronto & Built In Ontario

## Butler's Pantry/Prep Kitchen

- Tiled Butler's Pantry / Prep Kitchen Boasts Backyard Access To Prevent Pool Water Drips Getting Onto Hardwood
- 2 Large Floor To Ceiling Pantry Cabinets W/Slide-Outs
- 10.5 Ft. of Ceasarstone Quartz Counter Tops
- Large Single Blanco Sink With Fitted Blanco Grid
- Kitchen Aid Badge Appliances: Fridge/Freezer Drawer Combo W/Ice Maker, Dishwasher & Beverage Fridge

## Upper Master Retreat

- 17 Ft. Ceilings
- Mirage Maple Hardwood Floors.
- Customized Walk In Dressing Room With Numerous Drawers & Four Built In Laundry Hampers
- Walk Out to Deck Overlooking Pool & Grounds Via 9 Ft. Sliding Glass Door

## Upper Master Ensuite

- Dual TOTO Sinks Set in HanStone Quartz Counters.
- Private Water Closet
- Thermasol Steam Shower With Ability to Add Essential Oils (Made in USA)
- Heated Porcelain Floor In Main Area & Water Closet
- HanStone Quartz Shower Bench
- Marble Hex-Tile Shower Base
- Bain Ultra Soaker/Jet Tub With Heated Air Jets, Heated Backrest, Chromatherapy And Auto-Dry Feature. (Made in Canada)

## Lower Level Features

- Media Room, Games Room & Dining Area. (Could Be In-Law Suite)
- All Lower Level Windows Overlook Forest
- Laundry Room W/Kitchenette
- Sitting Area W/Views of Forest and Walk-Out to a Shaded Patio
- Lower Master Bedroom Has 4-Piece Ensuite With Quartz Counters and Huge, Double Built In Custom Closets
- Additional Bedroom W/Large, Walk-In Closet
- Additional 3 Piece Washroom With Quartz Counters
- Bar Fridge in Entertainment Area
- Spacious Cold Cellar & Mechanical Room
- Numerous Pot Lights On Dimmers
- Quality Laminate Flooring With Cork Backing. (Torleys)
- Dusk To Dawn Lighting On Stairwell

