



## Features & Updates - 115 Martini Dr., Richmond Hill

### Highlights:

- Lovely 4 Bedroom & 5 Bath Home with Finished Basement in Richmond Hill's Thriving Rouge Wood Community!
- Large, Functional Kitchen Boasts Modern Cabinetry, Granite Countertops, Stainless Steel Appliances & Spacious Breakfast Area with Walk-out to Patio.
- Generous Principal Rooms with Gleaming Hardwood Flooring.
- Spacious Family Room with Gas Fireplace & Lovely Crown Moulding.
- Combined Dining & Living Room Area with Stunning Coffered Ceiling!
- 2pc Powder Room & Large Laundry Room with Access to Garage Complete the Main Level.
- Beautiful Solid Oak Staircase Leads to 2nd Level with 4 Good-Sized Bedrooms & 3 Full Baths.
- Generous Primary Bedroom Suite Boasts Walk-in Closet & 4pc Ensuite with Soaker Tub & Separate Shower!
- Bright & Spacious 2nd Bedroom Guest Suite Features Double Closets & Its Own 4pc Ensuite.
- 2,424 Sq.Ft. of Above-Ground Living Space Plus Finished Basement Featuring Open Concept Rec Room & Games Room, Plus 2pc Bath & Ample Storage.
- Private Fully-Fenced Backyard.
- 2 Car Garage Plus Room for 4 Cars on Driveway!
- Wonderful Location in High Demand Rouge Woods Community within Minutes from Schools, Parks & Trails, Richmond Green Sports Centre (Playground, Pickleball Courts, Baseball Diamonds, Sports Dome & More!), Shopping & Amenities, Highway 404 & More!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Central Vacuum System & Attachments (As Is/Never Used), Hot Water Tank/Heater (Owned), 2 Garage Door Openers & Remotes

### Updates:

2023: Updated Shingles  
2022: New A/C  
2021: New Furnace  
2015: Finished Basement