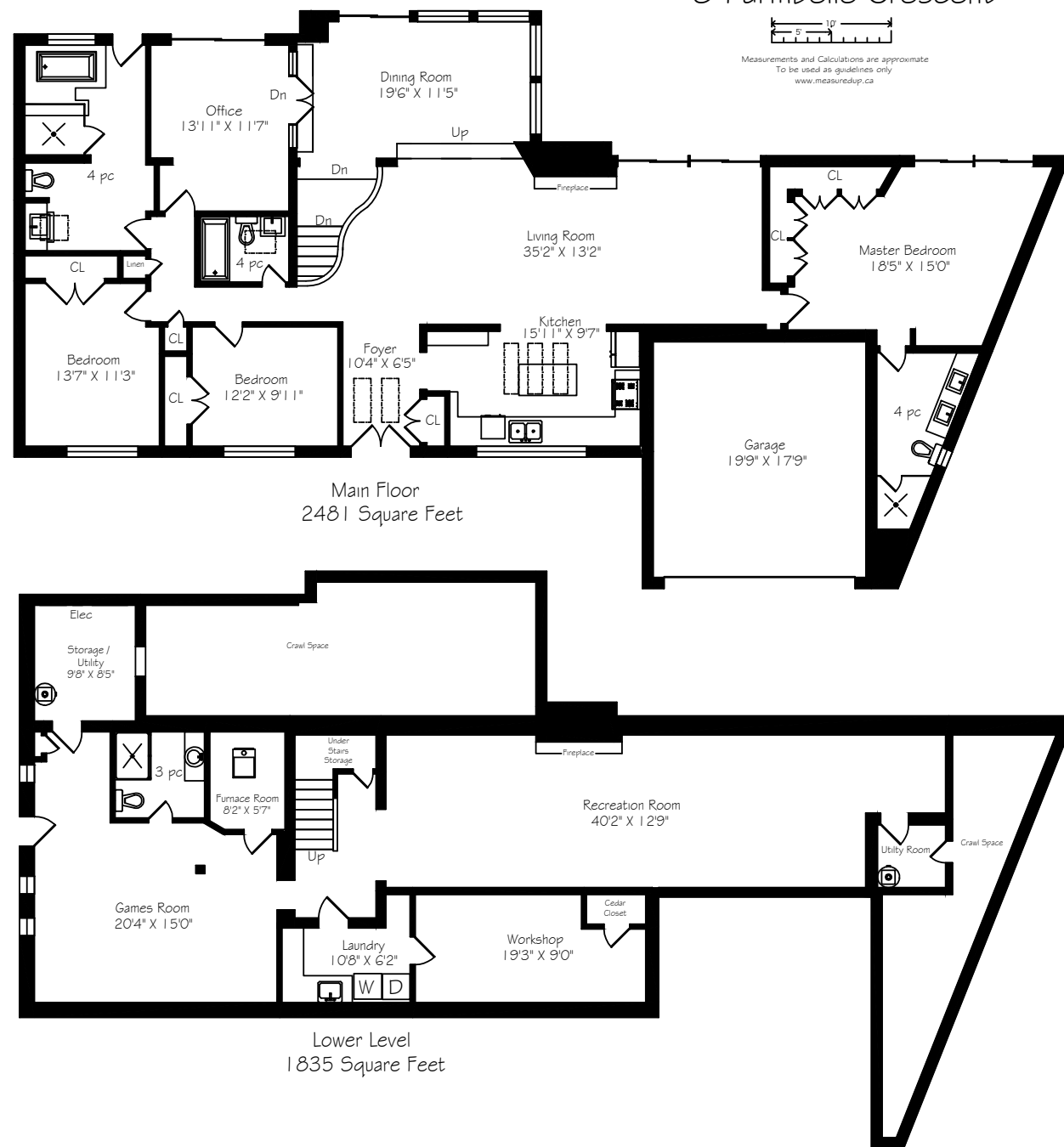


A photograph of a single-story ranch-style house. The house features a brown gabled roof with three skylights. The exterior walls are a combination of light-colored stone and horizontal wood siding. On the right side, there is a two-car garage with a light-colored, paneled door. The house is set back from the street by a wide, dark asphalt driveway. In front of the house is a large, well-maintained green lawn. A small, young tree stands in the center of the lawn. The property is bordered by a white picket fence on the left and right sides. Mature trees and shrubs surround the house, creating a lush, wooded appearance. The sky is overcast with soft, grey clouds.

8 Parmbelle Crescent

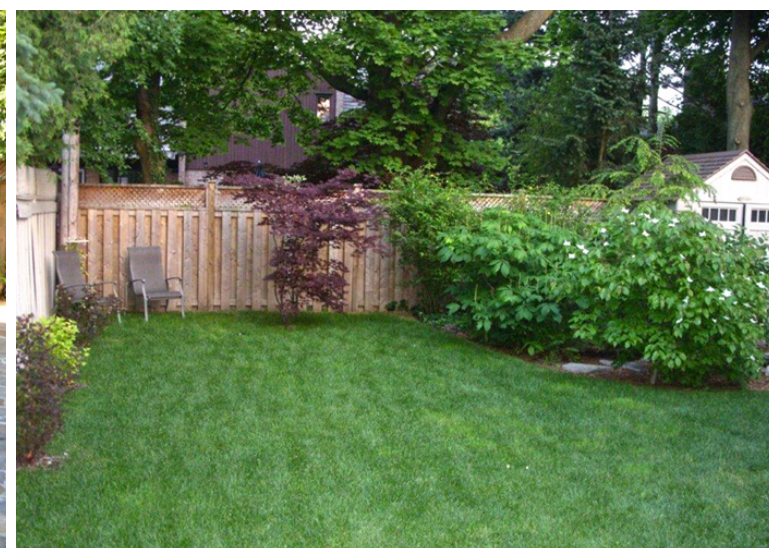
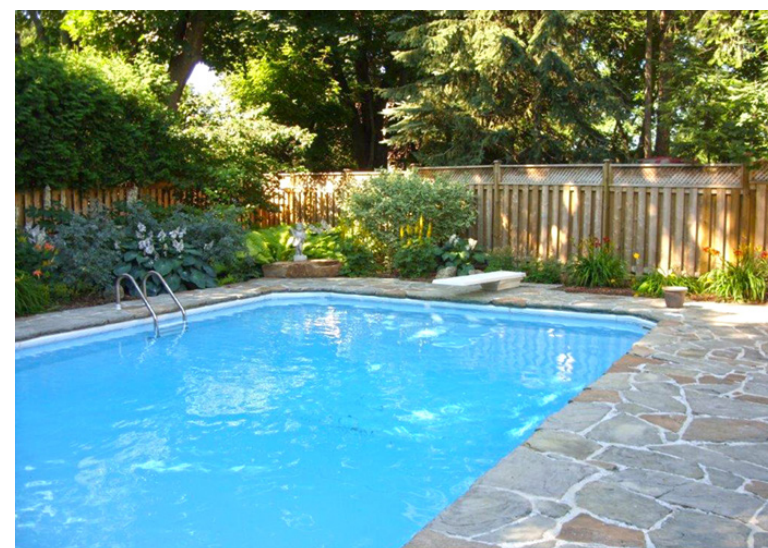


POSSESSION: April 2018/tba



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.





SPECIAL FEATURES

- Roof ‘08, Flat Roof over Dining Room ‘07, ‘12
- Central air conditioning
- Furnace ‘06
- 400 amp service
- Chef kitchen with stainless steel appliances & quartz counters’14
- Hardwood flooring throughout main level ‘07
- Pot lights ‘08
- New lower level ‘09
- Four skylights (front hall and 2 bathrooms) ‘09 & ‘14 (3 skylights kitchen)
- Ridley Windows & exterior doors on back of house ‘08
- Most interior doors are new with new hardware
- In-ground pool
- Underground irrigation system (AA Waters and Brookes) in front garden ‘10
- Landscaped gardens ‘10
- Five walkouts

FRONT EXTERIOR

- Double car garage with one garage door opener
- Six car parking
- Mature trees & shrubs
- Landscaped gardens ‘10
- Flagstone walkway & steps
- Underground irrigation system ‘10

BACKYARD

- Newer fencing ‘09 (south & west sides) & ‘17 (east side)
- Muskoka flagstone patio
- Raised wooden wrap-around deck
- Lounge area with fire pit
- Hot Springs Hot tub ‘17
- Suncast garden shed
- Gas BBQ hookup
- Four outdoor speakers
- In-ground pool
 - Liner to be installed’18
 - Heater
 - Filter & pump’15
 - Diving board
 - Two entries – steps, ladder and all other pool equipment

FOYER

- Double door entrance
- Double coat closet
- Custom skylight ‘09
- Hardwood flooring
- Custom curved accent wall

LIVING/FAMILY ROOM

- Open concept
- Hardwood flooring
- Four built-in speakers
- Wood burning fireplace
- Pot lights
- Crown moulding
- Remote controlled blinds
- Sliding door walk-out to pool & garden

DINING ROOM

- Sunken
- Hardwood flooring
- Custom Serenity blinds
- Pot lights
- Crown moulding
- Built-in L-shaped bench seating with custom cushions
- Sliding door walk-out to pool & garden
- Overlooks pool

KITCHEN ‘14

- Hardwood flooring
- Cathedral ceiling
- Custom skylights ‘14
- Quartz countertop
- Ceramic tile backsplash’17
- Under cabinet lighting
- Pot lights
- Custom shades/blinds
- Soft close cabinet doors & drawers
- Built-in lazy Susan
- Large Pella picture window overlooks front garden
- Stainless steel inlay double sink
- Built-in stainless steel four burner gas KitchenAid convection oven with warming drawer
- Built-in stainless steel Spagna Vetro wall mount range hood
- Stainless steel KitchenAid French door bottom mount fridge
- Built-in stainless steel KitchenAid dishwasher
- Entertainment/coffee station with glass accent cabinetry
- Foam insulation throughout Kitchen area
- Island
 - Built-in stainless steel Panasonic microwave
 - Soft close drawers
 - Built-in breakfast bar with three bar stools

OFFICE

- French door entry
- Hardwood flooring
- Sliding door walk-out to pool & garden
- Crown moulding
- Pot lights

MASTER WING

MASTER BEDROOM

- Hardwood flooring
- Closet doors ‘13
- Sliding glass door walkout to pool & garden
- Remote controlled blinds
- Built-in Samsung Smart flat screen TV
- Crown moulding

4 PIECE MASTER ENSUITE BATHROOM ‘13

- Custom K-Wood bamboo vanity & mirrors
- Granite countertop
- Porcelain flooring
- Standing glass shower with rain water faucet
- Pot lights
- Serenity blinds
- Foam insulation throughout bathroom area

GUEST WING

- Hardwood flooring
- Two storage closets

BEDROOM

- Hardwood flooring
- Double closet
- Crown moulding
- Overlooks front garden

BEDROOM

- Hardwood flooring
- Double closet
- Custom shades/blinds
- Overlooks front garden

4 PIECE BATHROOM

- Skylight ‘09
- Terrace door walk-out to Hot Tub
- Camil Tomlin deep jet tub
- Overlooks back garden
- Porcelain flooring
- Pot lights
- Glass walk-in shower with rain water faucet, built-in bench & four water jets
- Custom K-Wood vanity

4 PIECE BATHROOM ‘11

- Skylight ‘09
- Custom K-Wood floating vanity & Kohler faucet
- Deep soaker tub with glass door entry & rain water Kohler faucet

LOWER LEVEL’09

- Floating engineered hardwood
- Storage under the stairs

RECREATION ROOM

- Floating engineered hardwood
- Pot lights
- Valor “Legend” gas fireplace with stone surround

EAST UTILITY ROOM 1

- Gas hot water tank (R) ‘17
- Access to crawl space
- 2 x 200 amp service box

WEST UTILITY ROOM 2

- Electric Hot water tank (R) ‘15
- Access to second crawl space

GAMES ROOM/NANNY SUITE

- Floating engineered hardwood
- Pot lights
- Walk-up and private entrance to back garden – retaining wall and staircase, ‘07
- Potential for Nanny Suite

3 PIECE BATHROOM ‘09

- Porcelain flooring
- Standing glass shower

UTILITY ROOM 3

- Furnace ‘06

LAUNDRY ROOM

- L-shaped folding counter
- Kenmore washer & dryer ‘04
- Pot lights
- Porcelain flooring

WORKSHOP

- Built-in shelving
- Built-in workbench
- Cedar closet