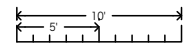
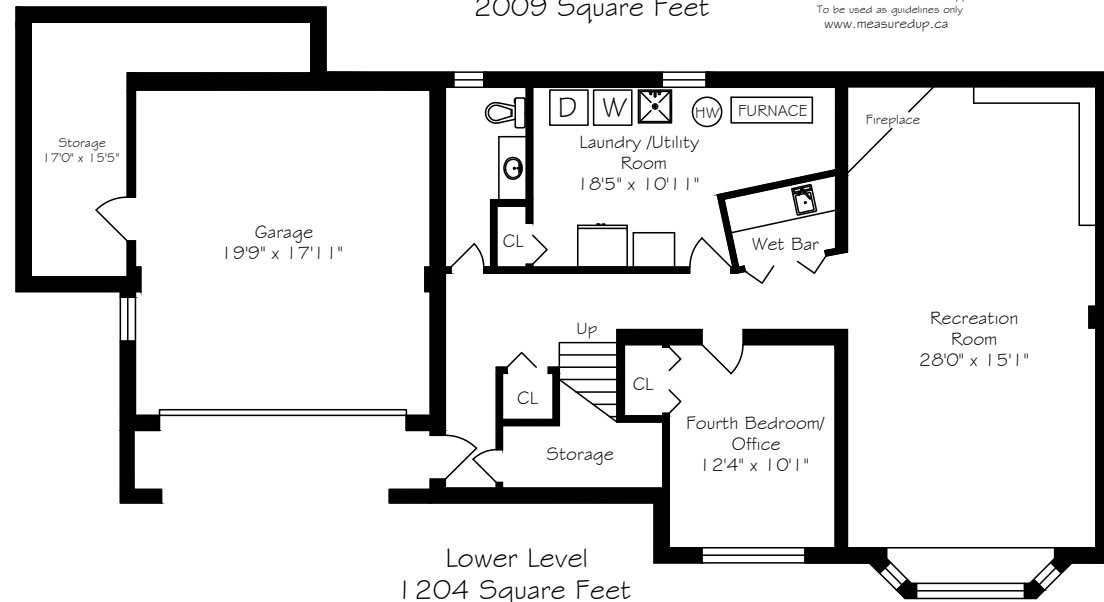


Main Floor
2009 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Lower Level
1204 Square Feet



9 Sandpiper Court



LOT SIZE: 85 x 125 feet

BEDROOMS: 3+1

PARKING: Double car garage & 6 car parking

TAXES: \$7,721.39/2017

BATHROOMS: 1x4, 1x3, 1x2

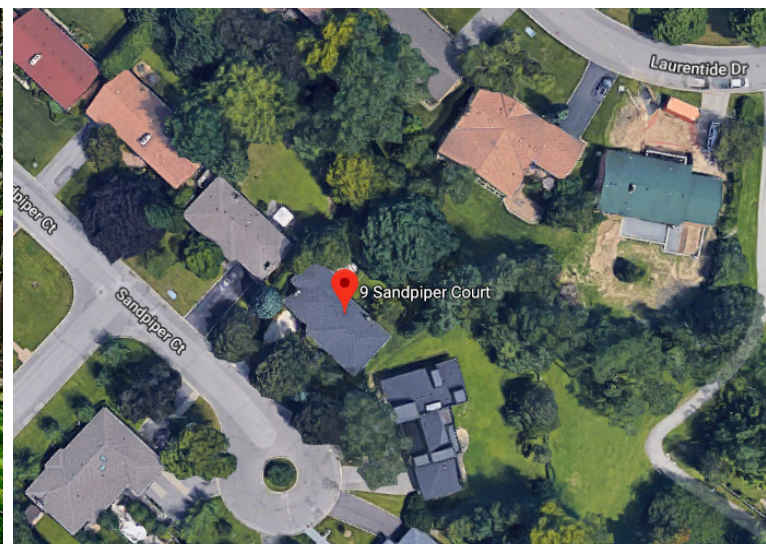
POSSESSION: 30 Days/TBA



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Prospective purchasers should satisfy themselves as 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.





FRONT EXTERIOR

- Mature trees & shrubs
- Quiet court
- Drive made from imported cobblestones from England
- Access to Separate Entrance on Lower Level
- Six car parking
- Double car garage
 - Above-ground window
 - Built-in workbench
 - Central vacuum
 - Access to large walk-in storage space

FOYER

- High ceilings
- Hardwood flooring
- Decorative alcove
- Large solid oak door

MAIN FLOOR

- Broadloom
- Linen closet

KITCHEN

- Family sized
- Eat-in breakfast area
- Double sink with garburator
- Large picture window
- Walk-out to garden
- Breakfast bar
- Built-in spice rack
- Frigidaire fridge
- Built-in KitchenAid dishwasher
- Built-in cooktop
- Built-in Modern Maid oven
- Broadloom
- Overlooks back garden

DINING ROOM

- Formal room
- Broadloom
- Double Terrace door walkout to back garden
- Overlooks side, back & front gardens
- Crown moulding
- Two decorative floor-to-ceiling columns

LIVING ROOM

- Double inlay glass door entrance
- Large bay window
- Overlooks front garden
- Custom built-in wooden shelving
- Gas fireplace with marble surround & wooden mantle
- Crown moulding
- Broadloom

FAMILY ROOM/BEDROOM

- Large bay window
- Can be converted back to 4th bedroom
- Ceiling fan
- Crown moulding
- Double closet
- Access to attic
- Electric fireplace

MASTER BEDROOM

- Broadloom
- Large bay window
- Overlooks front garden
- Crown moulding
- Large double closet with built-in shelving

3 PIECE ENSUITE BATHROOM

- Walk-in shower
- Ceramic tile surround
- Vanity with marble countertop

BEDROOM

- Broadloom
- Double closet with hidden storage
- Large picture window
- Overlooks front garden

BEDROOM

- Broadloom
- Large bay window
- Overlooks back garden
- Deep double closet
- Crown moulding

4 PIECE BATHROOM

- Broadloom
- Ceramic tile tub surround
- Overlooks back garden
- Crown moulding



LOWER LEVEL

- Broadloom
- Storage under stairs
- Walk-in storage closet
- Separate entrance
 - Double door entry
 - Built-in shelving & storage cabinets
 - Stainless steel sink

BEDROOM/DEN

- Broadloom
- Large above-ground window
- Overlooks front garden
- Custom built-in shelving

RECREATION ROOM

- Broadloom
- Wood burning fireplace with stone surround
- Reclaimed wooden ceiling beams
- Paneled walls
- Custom built-in entertainment unit with shelving & storage
- Large above-ground bay window
- Overlooks front garden

LAUNDRY/UTILITY ROOM

- Sliding double door storage closet
- Cedar closet
- Beaumark fridge
- Amana dryer
- Kenmore washer
- Hot water tank (rental)
- Furnace '93

2 PIECE POWDER ROOM

- Broadloom

BACKYARD

- Private
- Mature trees & shrubs
- Antique wrought iron gate from England
- Wheelchair accessible from the house
- Covered patio with skylight
- Gas BBQ hookup
- Stone patio