



64 Olsen Drive



Signature Realty  
IND. OWNED & OPERATED BROKERAGE

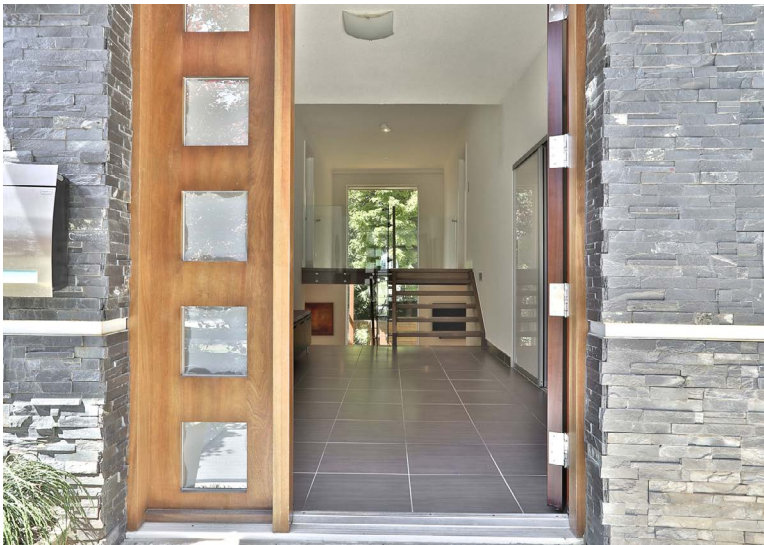
*Karen*  
**MOLLARTEAM**  
BROKER  
EXCEEDING YOUR EXPECTATIONS



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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.

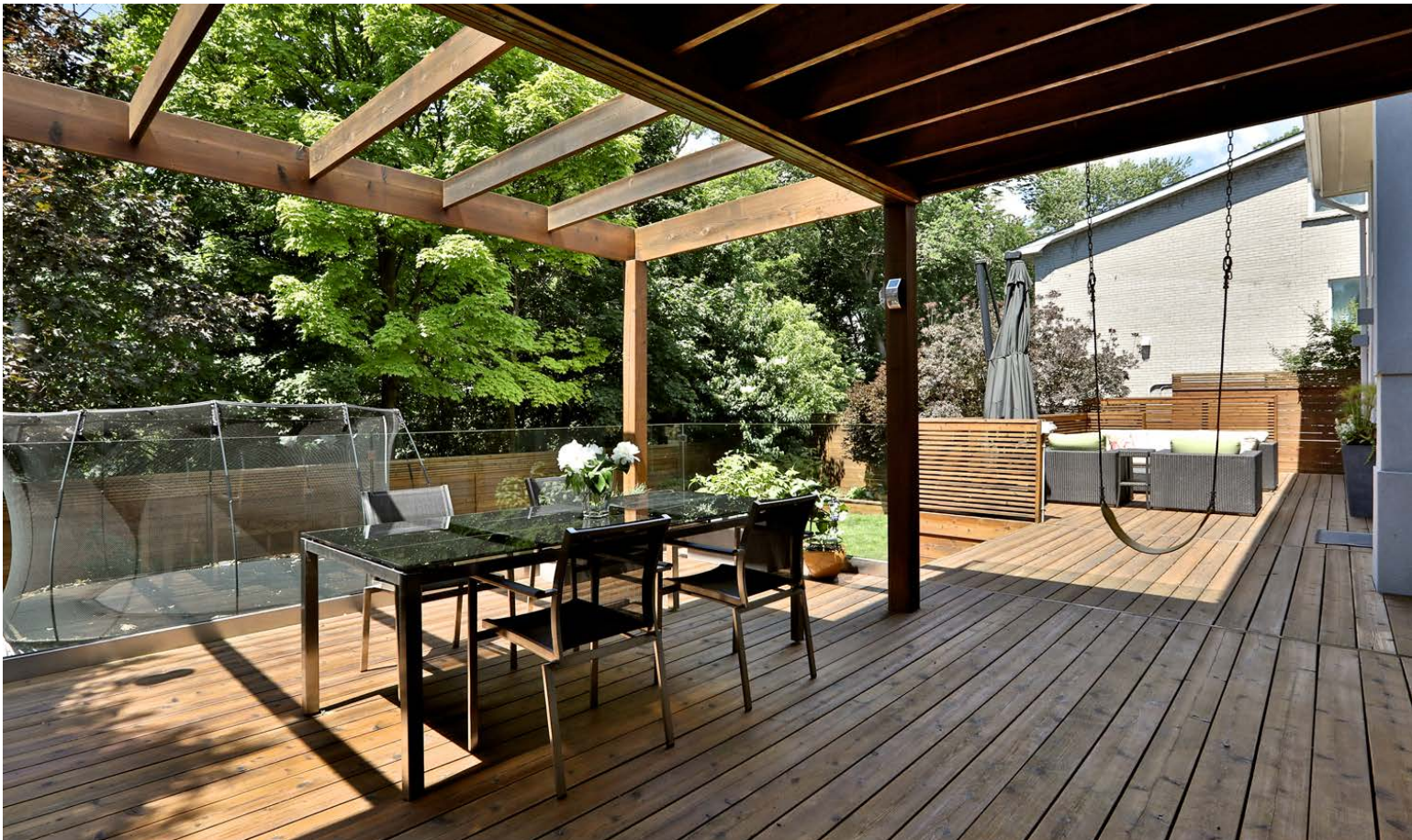
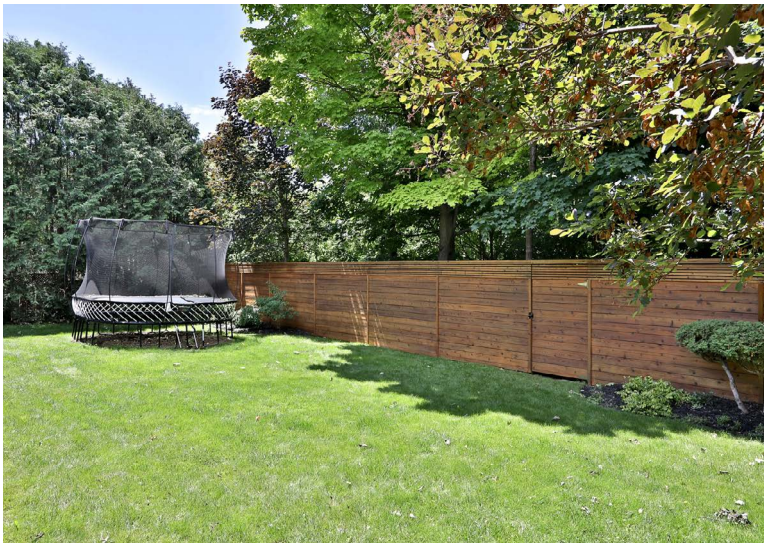














# 64 Olsen Drive

**SPECIAL FEATURES**

- Private ravine lot
- Totally renovated
- Roof '10
- 100 amp service
- Tankless water heater system
- Central vacuum
- Central air conditioner
- Alarm system with motion sensors on all doors/ window contacts (fees apply)
- Nest thermostat and carbon dioxide monitors
- Commercial aluminum windows

**FRONT EXTERIOR**

- New gutter guard system for eaves troughs
- Set up to do the in-ground sprinkler system
- Patterned concrete drive way and floating steps with integrated lighting
- Sistemalux Italian outdoor lights
- Custom double car garage storage systems by Garage Living
- Professionally landscaped gardens
- Two car parking

**BACKYARD**

- Private ravine lot
- Fence newly maintained and stained
- Raised entertainment sized deck with integrated lighting, newly maintained & stained
  - Built-in hideaway storage under deck
- Sistemalux Italian outdoor lights
- Underground sprinkler system
- Gas BBQ hook up
- Professionally landscaped gardens

**FOYER**

- Custom front door by Amberwood doors
- Custom sliding glass triple door Komandor coat closet with custom built-in organizers & storage
- Heated porcelain flooring
- Custom stairs with glass railing and open concept overpass/entrance
- Built-in floating table
- Custom dimmer lighting

**UPPER FLOOR**

- Hardwood flooring
- Overlooks Living Room & ravine
- Linen closet

**MASTER BEDROOM**

- Custom woodworking floating dressers
- Custom blinds
- Broadloom
- Sliding door walk-out to balcony
- Large walk in closet with custom woodworking and built-in organizers
  - Overlooks front garden
- Crown moulding
- Pot lights
- Overlooks ravine

**4 PIECE ENSUITE BATHROOM**

- Custom built in storage with hamper
- Walk-in glass shower with rain shower & massage heads
- Pot lights
- Custom floating vanity with dual sinks
- Heated porcelain flooring
- Toto toilet

**BEDROOM**

- Italian custom glass sliding Komandor closet with built-in organizers
- Italian custom C-Living floating bookshelves & desk
- Broadloom
- Pot lights
- Overlooks ravine

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**4 PIECE ENSUITE BATHROOM**

- Jet tub
- Toto toilet
- Heated porcelain flooring
- Halogen lighting

**BEDROOM**

- Italian custom glass sliding Komandor closet with built-in organizers
- Italian custom C-Living floating bookshelves & desk
- Broadloom
- Pot lights
- Black-out shades

**5 PIECE BATHROOM**

- Deep soaker tub
- Heated porcelain flooring
- Custom floating vanity with dual sinks
- Halogen lighting

**MAIN LEVEL**

- In-wall speaker system separately zoned for all 3 rooms
- Pre-wired main floor for cable system
- 24 foot commercial window

**KITCHEN**

- Caesarstone countertops
- Under cabinet LED lighting
- Above grade window
- Heated porcelain flooring
- Custom dimmer lighting
- Built-in wine rack
- Soft close cabinets
- Sliding door walk-out to deck & ravine
- Sub Zero French door bottom mount stainless steel fridge
- Stainless steel commercial grade Wolfe double oven with 6 gas burners & griddle
- Built-in commercial grade stove vent
- Stainless steel microwave

**KITCHEN ISLAND**

- Caesarstone countertop
- Inlay deep stainless steel sink
- Built-in stainless steel Miele dishwasher
- Built-in recycling & refuse drawer
- Soft close cabinets
- Breakfast bar
- Large family sized wooden table

**LIVING ROOM**

- Heated porcelain flooring
- Halogen lighting
- Custom dimmer lighting
- Sliding door walk-out to deck & ravine
- Built-in double sliding door storage closet

**DINING ROOM**

- Heated porcelain flooring
- Two sliding door walk-outs to deck & ravine
- Halogen lighting
- Floating wooden shelving & storage
- Custom dimmer lighting

**2 PIECE POWDER ROOM**

- Marble flooring
- Above-ground window
- Custom floating sink
- Built-in shelving
- Toto toilet
- Custom dimmer lighting

**LOWER LEVEL**

- Storage under the stairs
  - Wine rack

**RECREATION ROOM**

- Above ground glass block windows
- Walk-out separate entrance
- Phantom screen door
- Surround sound
- Heated porcelain flooring
- Halogen lighting
- Built-in wooden entertainment center with Pioneer TV & gas fireplace
- Custom built-in shelving

**3 PIECE BATHROOM**

- Walk-in glass shower
- Heated porcelain flooring
- Custom vanity with glass bowl sink

**UTILITY ROOM**

- Tankless water heater system
- Furnace

**STORAGE ROOM**

- Built-in metal shelving

**LAUNDRY ROOM**

- Stainless steel front loading LG washer & dryer

<b>LOT SIZE:</b>	55 x 120 feet
<b>TAXES:</b>	\$8,944.74/2018
<b>BEDROOMS:</b>	4
<b>BATHROOM:</b>	1x5, 2x4, 1x3, 1x2
<b>PARKING:</b>	Double car garage & 2 car parking
<b>POSSESSION:</b>	Immediate/TBA