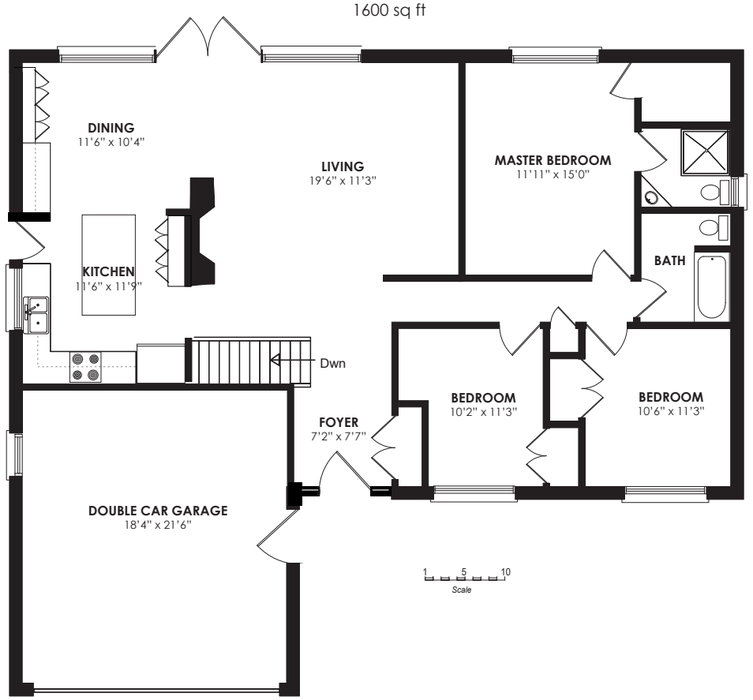
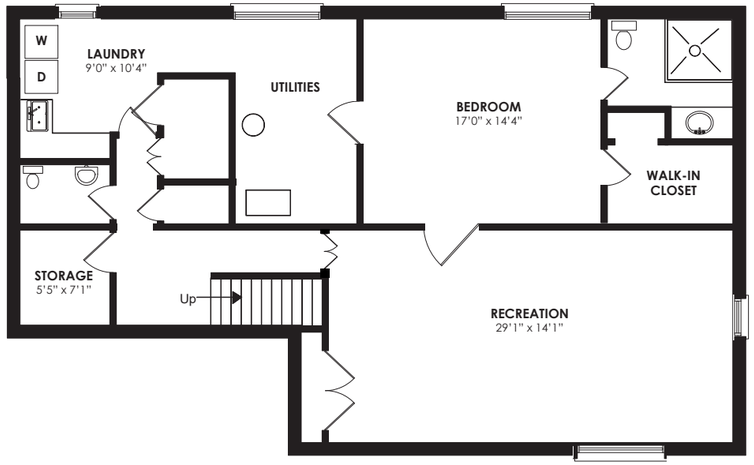
MAIN FLOOR
1600 sq ft



BASEMENT
1600 sq ft



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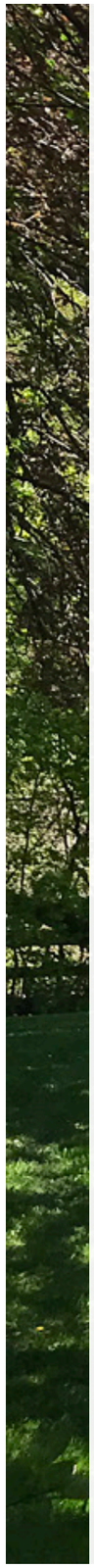
Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate.
The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

5 Minorca Place

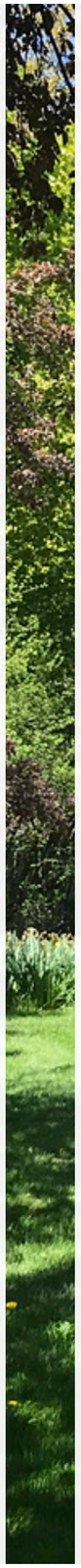


SPECIAL FEATURES
- Roof ’10
- Central air conditioner ’10
- Furnace ’10
- Maple hardwood flooring throughout main floor ’10
- 100 amp service
- Main floor renovation ’10
- Waterproof rubber membrane throughout the exterior of the house ’10
- Windows ’10

FRONT EXTERIOR
- Double car garage
- Four car parking
- Mature trees & shrubs
- Landscaped
- Covered porch
- Access to Garage

FOYER
- Two decorative lead glass sunlight windows
- Pot lights
- Marble flooring
- Wainscotting
- Staircase to lower level ’10

LIVING ROOM
- Open concept
- Maple hardwood flooring
- Wood burning fireplace with porcelain surround
- Crown moulding
- Pot lights
- Large picture window
- Overlooks garden & park
- Double Terrace door walkout to deck & garden

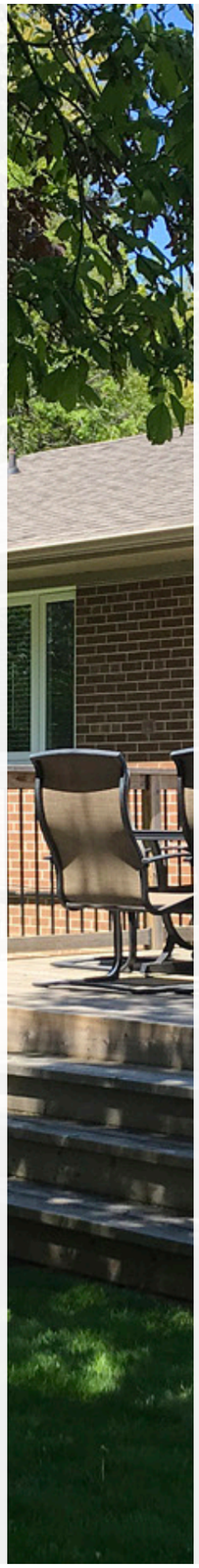


DINING ROOM
- Open concept
- Maple hardwood flooring
- Crown moulding
- Pot lights
- Large picture window
- Two pendant lights
- Built-in cabinets with Chef’s counter
- Overlooks garden & park

KITCHEN
- Custom design
- Granite countertops
- Glass tile backsplash
- Walk-out to deck
- Soft close cabinets
- Under cabinet lighting
- Stainless steel inlay double sink
- Stainless steel LG bottom mount French door fridge ’10
- Stainless steel built-in Bosch stove ’10
- Stainless steel built-in Panasonic microwave ’10
- Stainless steel built-in Miele dishwasher ’10
- Overlooks garden
- Crown moulding
- Maple hardwood flooring
- California style blinds
- Kitchen Island
  - Built-in storage
  - Granite countertop
  - Breakfast bar

HALLWAY
- Hardwood flooring

MASTER BEDROOM
- Maple hardwood flooring
- Pot lights
- Large picture window
- Overlooks garden & park
- Large walk-in closet with built-in organizers
- California style blinds



3 PIECE ENSUITE
- Walk-in glass shower
- Custom stone counter with inlay sink
- California style blinds

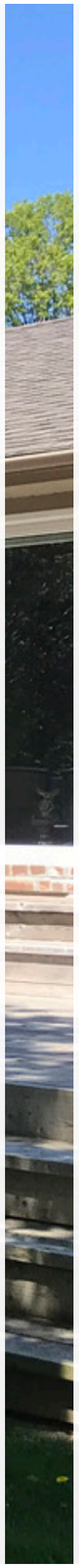
BEDROOM
- Maple hardwood flooring
- Large picture window
- California style blinds
- Double closet
- Overlooks front garden
- Pot lights

BEDROOM
- Maple hardwood flooring
- Large picture window
- California style blinds
- Double closet
- Overlooks front garden
- Pot lights

LOWER LEVEL
- Broadloom
- Access to Cold Room
- Closet
- Tri-door pine closet
- Paneled
- Wainscotting
- Pot lights

RECREATION ROOM
- Broadloom
- Two above-ground windows
- Pot lights
- Paneled
- Oversized double door closet

BEDROOM
- Broadloom
- Pot lights
- Above ground window
- Large walk-in closet with built-in organizers
- Paneled



3 PIECE ENSUITE BATHROOM
- Pot lights
- Above-ground window
- Walk-in glass shower with rain water & custom shower heads
- Ceramic tile flooring & surround

LAUNDRY/UTILITY ROOM
- Ceramic tile flooring
- Built-in cabinets
- Stainless steel LG front loading washer & dryer
- Moffat fridge

2 PIECE BATHROOM
- Ceramic tile flooring
- Pedestal sink
- Pot lights

BACKYARD
- Large entertainment sized wrap-around raised wooden deck ’14
- Mature trees & shrubs
- Overlooks park

LOT SIZE
- 39.27 x 108 ft., rear approx 140 ft.

TAXES
- $7,168.22/2019

BEDROOMS
- 3+1

BATHROOMS
- 1x4, 2x3, 1x2

PARKING
- Double car garage & 4 car parking

POSSESSION
- 60-90 Days/TBA