



## 8 Overbank Crescent



**LOT SIZE:** 72 x 110 feet (per survey)  
**BEDROOMS:** 4  
**PARKING:** Double car garage + 6 car parking

**TAXES:** \$7,511.67 (2018)  
**BATHROOMS:** 2x4, 1x3 Piece  
**POSSESSION:** 60 days/TBA



**Signature Realty**  
 IND. OWNED & OPERATED BROKERAGE



*Karen*  
**MOLLARTEAM**  
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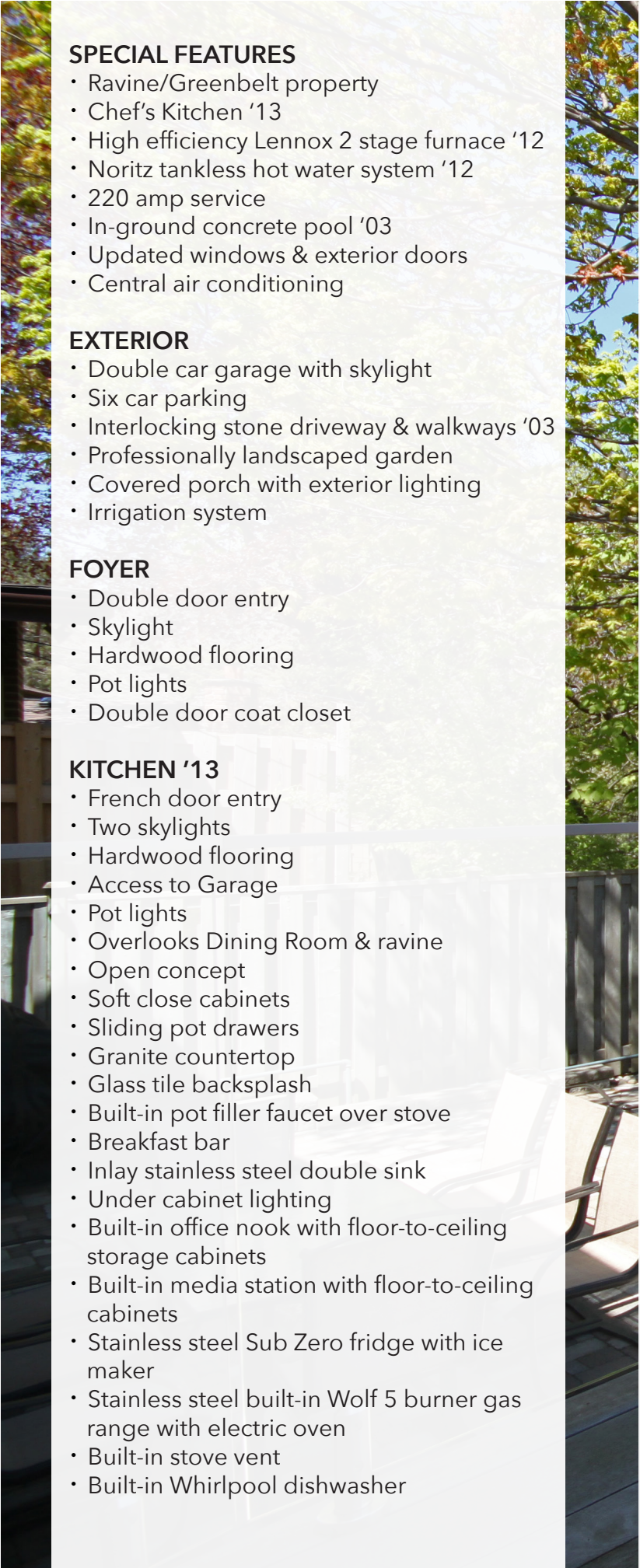












**SPECIAL FEATURES**

- Ravine/Greenbelt property
- Chef’s Kitchen ‘13
- High efficiency Lennox 2 stage furnace ‘12
- Noritz tankless hot water system ‘12
- 220 amp service
- In-ground concrete pool ‘03
- Updated windows & exterior doors
- Central air conditioning

**EXTERIOR**

- Double car garage with skylight
- Six car parking
- Interlocking stone driveway & walkways ‘03
- Professionally landscaped garden
- Covered porch with exterior lighting
- Irrigation system

**FOYER**

- Double door entry
- Skylight
- Hardwood flooring
- Pot lights
- Double door coat closet

**KITCHEN ‘13**

- French door entry
- Two skylights
- Hardwood flooring
- Access to Garage
- Pot lights
- Overlooks Dining Room & ravine
- Open concept
- Soft close cabinets
- Sliding pot drawers
- Granite countertop
- Glass tile backsplash
- Built-in pot filler faucet over stove
- Breakfast bar
- Inlay stainless steel double sink
- Under cabinet lighting
- Built-in office nook with floor-to-ceiling storage cabinets
- Built-in media station with floor-to-ceiling cabinets
- Stainless steel Sub Zero fridge with ice maker
- Stainless steel built-in Wolf 5 burner gas range with electric oven
- Built-in stove vent
- Built-in Whirlpool dishwasher

**KITCHEN ISLAND**

- Granite countertop
- Stainless steel Frigidaire wine fridge
- Built-in custom Wolf warming tray
- Stainless steel inlay circular sink

**DINING ROOM**

- Hardwood flooring
- Floor-to-ceiling windows
- Ravine/greenbelt views
- Walk-out Terrace door to deck & pool ‘02

**LIVING ROOM**

- Renovated ‘17
- Hardwood flooring
- Vaulted ceiling
- Wall-to-wall windows
- Custom Hunter Douglas shades
- Ravine/greenbelt views

**UPPER LEVEL**

- Skylight
- Hardwood flooring

**MASTER BEDROOM**

- Renovated ‘16
- Hardwood flooring
- Overlooks front garden
- Custom built-in electric fireplace with built-in soft close storage
- Pot lights
- Updated windows ‘02
- Dressing area
  - Overlooks garden
  - Two large double soft close closets

**4 PIECE ENSUITE BATHROOM ‘16**

- Standing glass shower with Marble surround, rain water shower head, hand held wand & 4 body jets
- Heated Marble tile flooring
- Caesarstone countertop with 2 sinks
- Soft close cabinets
- Pot lights
- Japanese Washlet toilet system

**BEDROOM**

- Hardwood flooring
- Overlooks ravine
- Double closet with custom built-in drawers



**3 PIECE BATHROOM ‘16**

- Floating vanity with soft close drawers
- Standing glass shower
- Pot lights
- Marble flooring

**MID LEVEL**

- Parquet hardwood flooring

**BEDROOM**

- Two above ground windows ‘02
- Two double closets
- Parquet hardwood flooring

**OFFICE/DEN**

- Renovated ‘17
- Parquet hardwood flooring
- Halogen track lighting
- Sliding door walk-out to patio & pool ‘02
- Custom Hunter Douglas shades
- Overlooks ravine/greenbelt

**4 PIECE BATHROOM ‘04**

- Marble flooring & surround
- TUBCO jetted tub
- Pot lights
- Above-ground window
- Built-in storage cabinets

**LOWER LEVEL**

- Storage under stairs

**FAMILY/RECREATION ROOM**

- Renovated ‘17
- Parquet hardwood flooring
- Large picture window ‘02
- Overlooks ravine/greenbelt & pool
- Custom built-in media centre
- Pot lights
- Custom Hunter Douglas shades
- Wet Bar
  - Smoked “antique” mirrored backsplash
  - Soft close cabinets
  - Caersarstone countertop
  - Stainless steel inlay circular sink
  - Built-in shelving with soft close cabinets
  - Stainless steel Frigidaire wine fridge
  - Built-in wine rack
  - Pot lights

**OFFICE**

- Parquet hardwood flooring
- Two picture windows
- Access to Bedroom/Exercise Room
- Access to Laundry Room

**BEDROOM/EXERCISE ROOM**

- French door entry
- Sliding door walk-out to patio & pool ‘02
- 220 amp outlet
- Two double closets

**LAUNDRY ROOM**

- Maytag front loading washer & dryer
- High efficiency Lennox 2 stage furnace ‘12
- Noritz tankless hot water system

**BACKYARD**

- Ravine/greenbelt
- In-ground concrete pool with attached spa ‘03
  - Heater & Turbo clean automatic cleaning system ‘03
  - Swimming pool electricals & pumps ‘16
  - Pool safety pool cover
- New gas line ‘16
- Stone pool patio & wooden fencing ‘16
- Raised wooden deck with glass railing ‘16
- Sprinkler system & automated garden lights ‘16
- Gas BBQ line
- Garden retaining wall with rebar reinforced concrete footings ‘16
- Professionally landscaped
- Interlocking stone patio

For more photos and  
information about this property,  
please visit

**[www.8OverbankCrescent.com](http://www.8OverbankCrescent.com)**