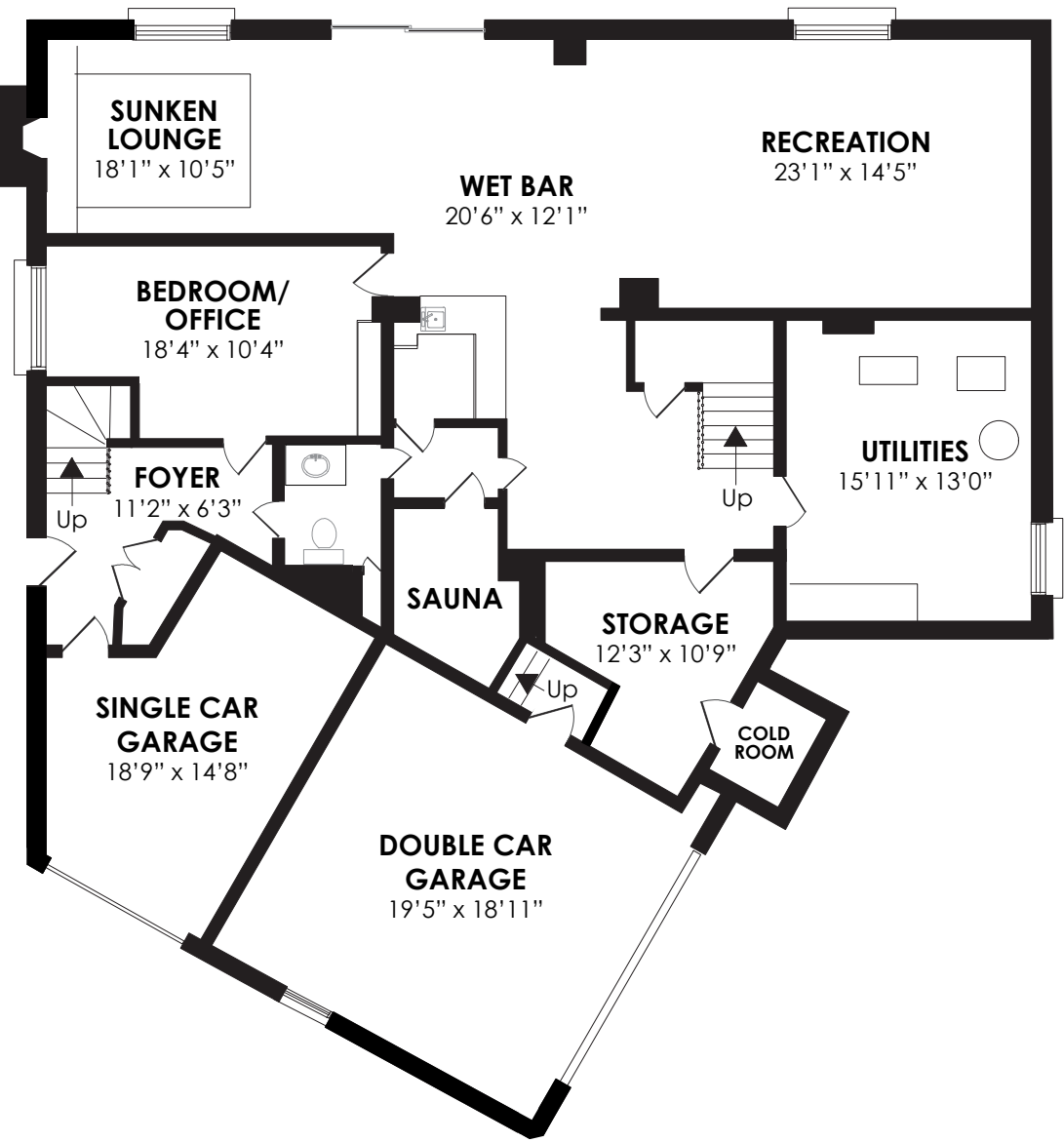


LOWER LEVEL 2,000 SQ. FT.



97 Denlow Boulevard



LOT SIZE: 65 x 110 feet

BEDROOMS: 5 + 1

PARKING: Triple car garage + 6 car parking

TAXES: \$10,494.83/2020

BATHROOMS: 2x2, 1x3, 1x4, 1x5 + sauna

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.







SPECIAL FEATURES

- New ceilings & LED pot lights
- New bathrooms & kitchen
- New 200 amp service
- Two new humidifiers
- Two central air conditioners (one new '20)
- Central vacuum system
- Two high efficiency gas furnaces (approx. '17)
- New heated Italian porcelain tile flooring
- Three fireplaces & six skylights
- Private guest suite

EXTERIOR

- Double car garage + 2 car parking
- Single car garage + 1 car parking
- Flagstone steps
- Professionally landscaped gardens
- Brick masonry
- In-ground sprinklers

FOYER

- New two-storey ceiling & LED pot lights
- Double wooden door entry with retro stained glass inserts
- Open concept
- Double closet
- Exposed brick wall accent
- New heated Italian porcelain tile flooring
- Skylight

LIVING ROOM

- New ceiling & LED pot lights
- Large bow window
- New heated Italian porcelain tile flooring

DINING ROOM

- New ceiling
- New heated Italian porcelain tile flooring
- New pendant lighting
- Large picture window
- Double doors to Kitchen
- Overlooks backyard

KITCHEN - NEW

- Breakfast area
- New ceiling, walls & LED pot lights
- Sliding door walkout to deck
- Large center island with built-in storage
- New wall-to-wall cabinets
- New quartz countertops & backsplash
- New heated Italian porcelain tile flooring
- French door to front hallway
- Double door to family room
- New stainless steel Porter & Charles oven
- New double door stainless steel Frigidaire fridge
- New 5-burner gas cooktop & hood vent
- New Bosch built-in paneled dishwasher
- Refuse/recycling drawers
- Overlooks backyard
- 2 Thor wine bar fridges
- Pendant lighting
- New window above sink

FAMILY ROOM

- Sunken
- New wooden steps
- New engineered flooring
- Wood paneled walls
- Built-in teak wall unit
- Fireplace with brick surround (gas disconnected)
- New sliding door walkout to deck
- New LED pot lights

LAUNDRY ROOM - NEW

- New Italian porcelain tile flooring
- Stainless steel sink
- New stainless steel Maytag front-loading washer & dryer
- Quartz countertop
- Built-in cupboards
- New ceiling, walls & LED pot lights
- New steps down to double car garage

2 PIECE BATHROOM - NEW

- Heated Italian porcelain tile flooring
- Designer sink
- LED pot lights
- Floor-to-ceiling mirror
- Tiled walls

GUEST SUITE

- Self-contained
- Separate entrance
- New wood stairs to lower level, single car garage & side yard

KITCHEN

- New engineered flooring
- Overlooks side yard
- New quartz countertop
- New built-in GE mini fridge
- New built-in Profile dishwasher
- New Summit hot plate
- New built-in Frigidaire microwave
- New built-in cabinetry

LIVING ROOM

- New engineered flooring
- Wood-burning fireplace with brick surround & built-in bookshelf
- New LED pot lights
- Floor-to-ceiling windows
- Cathedral ceiling
- Steps up to bedroom
- Interior window to bedroom

3 PIECE ENSUITE BATHROOM - NEW

- Skylight
- Floating vanity with drawer
- LED pot lights
- Heated ceramic tile flooring & wall surround
- Rain shower faucet

BEDROOM

- New broadloom
- Corner skylight window
- Built-in teak bed with storage & reading light
- Walk-in closet
- Interior window to living room
- Pot lights

UPPER LEVEL

- Hanging chandelier
- New broadloom
- Half-wall overlooks foyer
- Cedar closet with built-in shelving
- 2 linen closets

MASTER SUITE

- New broadloom
- Pendant lights
- Sitting area
- Freshly painted
- 2 double closets
- Walk-in closet with built-in storage
- Sliding door to office/bedroom

4 PIECE ENSUITE BATHROOM - NEW

- New heated tile flooring
- Porcelain tile shower surround
- Glass enclosed shower with spa shower head
- Porcelain tile surround
- New Toto washlet toilet with remote
- New skylight
- Two light sensor mirrors

OFFICE/BEDROOM

- New broadloom
- New LED pot lights
- Walk-through to bedroom
- Freshly painted
- Door to hallway with stained glass insert

BEDROOM

- New broadloom
- Overlooks backyard
- Freshly painted
- Walk-in closet
- New LED pot lights
- Walk-through to office/bedroom

BEDROOM

- New broadloom
- Freshly painted
- 2 double closets
- New light fixture

5 PIECE BATHROOM - NEW

- Heated tile flooring
- Large soaker tub with spa shower head
- Skylight
- Two light sensor mirrors
- Medicine cabinet

LOWER LEVEL

- Walkout to side yard
- Double closet
- Access to single car garage
- New engineered flooring

BEDROOM/HOBBY ROOM

- New engineered flooring
- New LED pot lights
- Built-in bookshelf
- Exposed brick wall accent
- New ceiling & pot lights

RECREATION ROOM

- New engineered flooring
- Exposed brick wall accent
- New ceiling & pot lights

WET BAR

- Oak countertop with storage cupboards
- Exposed brick wall accent
- Danby wine fridge
- Hanging stemware rack
- Sink

LOUNGE

- Sunken built-in seating area
- Exposed brick wall accent
- Stone fireplace
- New sliding door to backyard
- New ceiling & pot lights

SAUNA

- Shower & toe tap
- Built-in bench
- Ceramic tile flooring

2 PIECE BATHROOM - NEW

- Heated tile flooring
- Large light sensor mirror
- Built-in Geberit toilet
- Linen closet

STORAGE ROOM

- Vinyl flooring
- Access to cold room

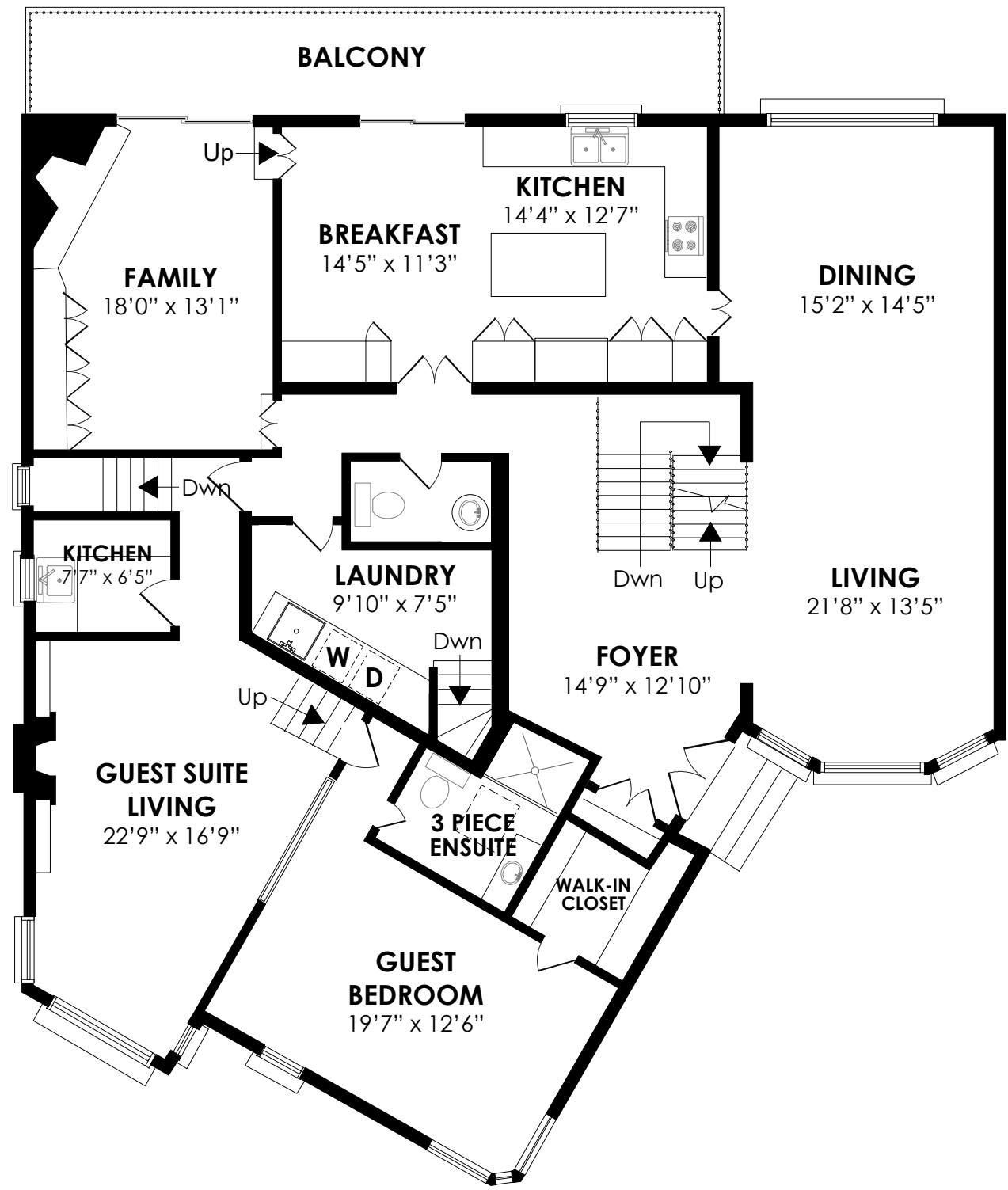
UTILITY ROOM

- Vinyl flooring
- Built-in storage
- New 200 amp service
- Two new humidifiers
- Two new central air conditioners (one new '20)

BACKYARD

- Fully fenced
- Composite decking
- Wrought iron railing
- In-ground sprinklers

MAIN FLOOR 2,710 SQ. FT.



SECOND FLOOR 1,900 SQ. FT.

