

# 6 BARNWOOD COURT

## SPECIAL FEATURES

- Furnace '08
- Central air conditioning '08
- Tankless hot water system '09
  - 225-amp service
  - Roof '04
- Landscaped gardens '14
- Backyard oasis & entertainment sized patio '14
  - Fully equipped outdoor Kitchen
  - Three-level elevator
- Waterproofing complete around whole exterior
  - Crown moulding door frames
- Large Great Room with cathedral ceiling
  - Two walk-outs
  - Three skylights
- Two gas fireplaces, one wood burning fireplace plus one exterior gas fireplace

## EXTERIOR INCLUSIONS:

custom built-in L-shaped outdoor Kitchen with: built-in stainless-steel warming tray, built-in stainless-steel dry storage cabinet, built-in stainless-steel Alfresco gas BBQ, built-in stainless-steel cutting board with sliding refuse door, built-in stainless-steel refuse drawer, built-in stainless-steel fridge, built-in stainless-steel sink with potable water, custom fitted cover for outdoor Kitchen, in-ground pond with fish, exterior fire fireplace, oversized storage structure, built-in stone Inukshuk, storage bin "as is", & central air conditioner '08.

## INTERIOR INCLUSIONS:

All electric light fixtures, all window coverings, furnace '08, tankless hot water system '09, built-in elevator & equipment, paneled Sub-Zero bottom mount fridge "as is", Inglis built-in wall oven, Frigidaire built-in warming tray, Venmar built-in stove vent, Thermador 5 burner built-in cooktop, Maytag built-in dishwasher, Viking freezer, Kenmore fridge, stacked Maytag washer & dryer, owned tankless hot water system '09 & built-in workbench

## EXCLUSIONS:

Two hanging metal dryer systems in Laundry Room & top cabinet in second bedroom.

**LOT SIZE:** 109.78 x 127.74 feet

**TAXES:** \$8,809.65/2020

**BEDROOMS:** 4 + 1

**BATHROOMS:** 1x6, 1x4, 1x3, 1x2

**POSSESSION:** 30 days/tba

**PARKING:** Double car garage & 4 car parking

## **FRONT EXTERIOR**

- Landscaped gardens '14
- Custom built-in Inukshuk
- Mature trees & shrubs
- Double car garage
- Four car parking
- Interlocking driveway, walkway & steps
- Underground sprinkler system

## **FOYER**

- Mexican terracotta flooring
- California style shutters
- Pot lights
- Main level entrance to elevator
- Double coat closet with built-in organizers

## **GREAT ROOM & DINING ROOM**

- Open concept
- Cathedral ceiling
- Built-in power outlet in flooring
- Gas fireplace with remote & custom concrete stone style wall
- Pot lights
- Ceiling fan with remote
- California style shutters
- Kentucky honey hardwood flooring
- Transom windows
- Large dining area
- Double terrace door walkout to back garden with integrated blinds '14
- Built-in dry bar
  - Granite countertop
  - Under cabinet lighting
  - Built-in interior lighting
  - Glass door accent cabinetry

## **KITCHEN**

- Custom built-in floor-to-ceiling pantry with swing door storage
- Ceramic tile backsplash
- Built-in sliding pot drawers
- Mexican terracotta flooring
- Built-in office nook
- Built-in wine rack
- Overlooks back garden
- Large paneled Sub-Zero bottom mount fridge "as is"
- Inglis built-in wall oven
- Frigidaire built-in warming tray
- Venmar built-in stove vent
- Thermador 5 burner built-in cooktop
- Maytag built-in dishwasher
- Instant hot water faucet
- Garburator

### **KITCHEN ISLAND**

- Chefs chopping block countertop
- Built-in storage cabinets
- Built-in custom storage for trays

### **BREAKFAST ROOM**

- Exposed brick archway
- Blonded Oak hardwood flooring
- Large Kitchen bay window
- Overlooks back garden
- Built-in corner storage unit with glass door accent cabinetry

### **MUD ROOM**

- Mexican terracotta flooring
- Walk-out to back garden
- Pot lights
- Access to Garage
  - Built-in overhead storage
  - Access to side garden

### **2 PIECE POWDER ROOM**

- Mexican terracotta flooring
- Large vanity with quartz countertop & built-in storage
- Pot lights

### **UPPER LEVEL**

- Skylight
- Split staircase
- Pot lights
- Linen closet
- Built-in shelving
  - Hideaway magnetic door access
  - Large custom-built walk-in closet
  - Built-in lighting
  - Integrated storage system

### **PRIMARY ROOM**

- Kentucky honey hardwood flooring
- Pot lights
- Ceiling fan
- Overlooks front garden
- Custom Hunter Douglas shades
- Custom built-in integrated closet system with two double closets & a built-in wardrobe with sliding drawer storage
- Custom wall-to-wall built-in storage cabinets
- Built-in lockable security drawer
- Built-in gas fireplace

## **6 PIECE ENSUITE BATHROOM**

- Pocket door entry
- Skylight
- Radiant heated ceramic tile flooring
- Heat lamp
- Built-in storage cabinet
- Deep soaker tub
- Halogen lighting
- Wall-to-wall vanity with stone countertop, two sinks & built-in storage
- Two built-in mirrored storage cabinets
- Ceramic tile surround
- Separate water closet
  - Pocket door entry
  - Bidet
  - Dual flush toilet
  - Built-in storage cabinets
  - Pot lights
  - Radiant heated ceramic tile flooring

## **SECOND BEDROOM**

- Kentucky honey hardwood flooring
- Ceiling fan
- Second level access to elevator
- Crown moulding
- Double closet with built-in shelving
- Overlooks front garden
- California style shutters
- Office nook
  - Kentucky honey hardwood flooring

## **THIRD BEDROOM**

- Kentucky honey hardwood flooring
- Ceiling fan
- Overlooks back garden
- Custom built-in integrated closet system

## **FOURTH BEDROOM**

- Kentucky honey hardwood flooring
- Ceiling fan
- Overlooks back garden
- Custom built-in integrated closet system with built-in desk

## **4 PIECE BATHROOM**

- Skylight
- Ceramic tile flooring & surround
- Deep soaker tub
- Pot lights
- Vanity with quartz countertop
- Walk-in glass shower
- Radiant heating

## **LOWER LEVEL**

- Kentucky honey hardwood flooring with additional thermal layer
- Pot lights
- Linen closet with built-in organizers

## **BEDROOM**

- Broadloom
- Window '09
- Wooden blinds

## **RECREATION ROOM**

- Custom integrated bookshelf & storage system with built-in queen-sized murphy bed
- Pot lights
- Recessed ceiling
- Broadloom
- Wood burning fireplace with custom concrete stone style wall & custom concrete stone style hearth
- Wooden blinds
- Above-ground window '09
- Double door storage closet with integrated storage system
- Secure closet with punch code access
  - Kill switch for the house

## **PANTRY**

- Walk-in
- Access to water shut off
- Access to electrical panel – 225-amp service
  - Roughed-in for power generator
  - Hardwired for smoke detectors & carbon monoxide detector
- Built-in shelving unit
- Viking freezer
- Kenmore fridge
- Broadloom
- Lower level access to elevator
- Central room for elevator controls

## **3 PIECE BATHROOM '12**

- Ceramic tile flooring
- Custom vanity with quartz countertop, ceramic bowl sink & storage
- Walk-in glass shower
- Ceramic tile flooring & surround
- Pot lights

## **LAUNDRY ROOM**

- Maytag stacked washer & dryer
- Built-in storage cabinets
- Window '09

## **UTILITY ROOM**

- Window '09
- Owned tankless hot water system '09
- Built-in workbench
- Storage cabinet
- Glass block windows

## **BACKYARD '14**

- Private
- Entertainment sized interlocking stone patio
- Two large wooden Pergola's
- Mature trees & shrubs
- Landscaped '14
- Underground sprinklers
- Fully powered, oversized storage structure on cement pad with built-in motion lighting & electrical
- Extra electrical outlets installed through the yard
- Storage bin "as is"
- Roughed-in gas line for a generator
- In-ground pond
- Built-in gas fireplace
- Two vegetable gardens
- Custom arched stone built-in seating area
- Custom built-in L-shaped outdoor Kitchen
  - Built-in stainless-steel warming tray
  - Built-in stainless-steel dry storage cabinet
  - Built-in stainless-steel Alfresco gas BBQ
  - Built-in stainless-steel cutting board with sliding refuse door
  - Built-in stainless-steel refuse drawer
  - Built-in stainless-steel fridge
  - Built-in stainless-steel sink with potable water
  - Cement countertop
  - Custom fitted cover for outdoor Kitchen