Features and Notable Elements of the Home

General Overview

Location: Ripon Road, Uplands, prestigious street, walking distance to Royal Victoria Yacht Club

Large southeast facing backyard, relatively flat and well maintained

Sited among a plethora of distinguished homes

Interior Features

Entering the Home

Recent comprehensive renovation

Upgraded electrical and lighting system (high CRI LED lights and Control4 lighting automation)

Well-executed window coverings in each room

Living Room

New custom fireplace and mantle with insert

New sconces and fresh moldings

Flexible Space

Versatile room currently set up as an office (can be transformed into a formal dining room or bedroom)

Custom cabinetry and additional doors available for reinstallation

Children's Bedroom

Large room currently set up for two children

Can serve as a formal study/library

Primary Bedroom

Extensive custom cabinetry providing ample storage

Fully customized walk-in closet

Noteworthy electrical work with various lighting modes and substantial power solutions at bedside tables

Hallway

Impressive HVAC system (new high-capacity furnace, upgraded to 400-amp electrical power, new heat pump)

Kitchen

Custom work throughout

Dekton countertops and custom-built bar

Operable skylight for light and ventilation

High-end appliances: Miele speed oven, main oven, Jenn-Air full height fridge and freezer, dedicated coffee station

In-drawer electrical for toaster

Substantial pantry storage

Nook for sitting area or TV

Indoor-outdoor living with fold-away doors to deck

Lower Level

Two additional bedrooms and multiple flexible spaces

Dedicated room for den, workshop, or art room with exhaust fan

Under stairs wiring area (speaker wires, CAT5 cables, prewiring for WiFi, in-ceiling speakers, outdoor speakers)

Reconfigured with additional storage

Tiled section currently set up as gym

Spa-like atmosphere leading to outdoor hot tub and covered patio

Garage and Mud Room

Double attached garage with two brand new door motors tied into home network

Redone laundry/mud room with custom cabinetry and pull-out folding ironing board

Exterior Features

Backyard

South-facing backyard with mature trees and great afternoon sun

Plans available for installing a pool and an additional dwelling unit

Bonus Feature

Significant area in roof space with 8-foot clearance for potential additional room (800 to 1,000 sq ft)

To Note

Needs a new roof (quoted and reflected in price)

Needs a new water heater (reflected in price)