



## 5306 Sherkston Road

---

### Kitchen / Dining Room

- Open concept kitchen / dining area
- Bay window in the dining room
- Upgraded lighting (2021)
- Shaker cabinetry, painted inside and outside
- New hardware on cabinetry
- Freshly painted, Chantilly Lace throughout (2022)
- New SS dishwasher (2022)
- New sink and faucet (2022)
- Undermount lighting (2022)
- Grey stone tiles backsplash
- Built-in SS microwave
- SS Samsung stove
- SS Samsung fridge
- Island with built in vacuum
- Large pantry off the kitchen

### 2 pc Powder Room

- Located off rear foyer
- Pedestal sink
- New 1 pc, low flush toilet (2022)
- Sconced lighting
- Framed upgraded mirror
- Freshly painted, Chantilly Lace throughout (2022)

### Main Floor Laundry

- Built in Whirlpool washer /dryer
- Floating shelving
- Built in storage cabinets
- Ceramics
- Freshly painted, Chantilly Lace (2022)
- Access to garage through laundry/mud room
- Sliding double garden door to backyard

### Primary Bedroom

- Freshly painted, Chantilly Lace throughout (2022)
- Vaulted ceilings
- Large south facing window
- Horizontal white blinds throughout
- Laminate flooring
- Large walk in closet

### 4pc Ensuite

- Ceramic flooring
- Large vanity
- Sconce lighting with dimmer
- Corner tub with jets
- Cabinetry freshly painted (2022)
- LED pot lights
- New 1 pc low flush toilet (2022)
- Large walk in shower
- Two corner windows

### Front Bedroom

- Spacious - will accommodate King bed
- Updated drapery included
- Double door closet with lighting
- Berber carpeting

### 4pc Main Bathroom

- Upgraded undermount sink
- Upgraded vanity counter top
- Upgraded lighting (2021)
- Fan venting to outside
- New 1 pc low flush toilet (2021)



## 5306 Sherkston Road

---

### Bedroom / Office

- Freshly painted,
- Double door closet with lighting
- Updated drapery included

### Lower Level / Recreation Room

- Vinyl plank flooring throughout
- Upgraded LED pot lighting
- Cold room / wine cellar
- Freshly painted (2019)
- Dining area located near kitchenette
- Sump pump with battery backup
- Low water table

### Bar / Kitchenette

- 2 fridges - 1 stainless steel fridge with bottom freezer
- Updated cabinetry (2021)
- Double sink
- Hydro connection nearby to add a stove

### 3pc Bathroom (2019)

- Walk in shower
- New 1 pc low flush toilet
- Exhaust fan
- Ceramic flooring
- Upgraded lighting
- 42' vanity

### Bedroom 1

- Double closet with incloset automatic lighting
- Ceiling fan
- Large egress window

### Bedroom 2

- Single closet with lighting
- Ceiling fan

### Bedroom 3

- Double closet with incloset automatic lighting
- Ceiling fan
- Large egress window

### Utility Room - Storage

- Whirlpool fridge included
- Pump for well
- Cistern pump

### Utility Room - Mechanical

- Rental hot water heater with Enbridge, approx \$35/month
- Duct cleaning 2016

### Electrical Room

- 200 amp panel
- Generator sub panel
- Bell fibre
- Alarm hardware
- Hardware smoke detector

### Additional Features

- Central Vac throughout
- Attic access in garage



## 5306 Sherkston Road

### Exterior

- New front door lock (recently installed)
- New roof (architectural shingles, warranty, ice and water sheild on the entire roof) 2018
- Security lighting at back of property
- 2 sheds remain with house
- Parking for 20 cars
- New decorative black exterior lights
- Tree line is property line (survey will be provided)
- Exterior vinyl siding
- Lamp post in front garden included
- No rear neighbours (loads of privacy)
- Friendship trail for biking and walking, rollar blading right to the rear of the property.
- Professionally landscaped front and back, c/w weeping willow + maple trees
- Flagstone walkway to the front covered porch
- Dug well on the front lawn and is used only for exterior taps.
- Generator rough in under the deck
- A/C on bracket
- Alarm and video security system stays with property. Every window and door is wired with door alarm contacts
- Underground 3000 gallon cistern at the front outside the garage (Fill every 3 months \$75 to fill)
- Septic system at the front at the side property
- Fire pit built 2022

### Exterior Continued

- Above ground Pool (26-28 ft round)
- Services are all underground
- Front entrance door with leaded glass sidelights
- Front of house is south facing
- 16 x 16 pressure treated deck, backyard
- Wide 8ft stairs off the deck to flagstone walkway and back door entrance
- Wire cable modern railing with LED lighting on posts
- Original windows (2002)- double pane insulated thermal pane

### Living Room

- Freshly painted, Chantilly Lace throughout (2022)
- 15 ' vaulted ceiling
- laminate flooring
- Radius corner drywall
- Double coat closet
- Built in entertainment unit
- Gas fireplace
- 2 ceiling fans
- LED pot lighting throughout
- Ceramic flooring in front foyer, just off of living room
- Horizontal white blinds throughout