



2141 Canterbury Drive

Exceptional redesign and renovation 2017

Front Elevation

- Professionally landscaped 2020
- Irrigation system 2020
- Black windows, Wood siding
- Double-wide drive with tumbled stone borders
- Flagstone retaining walls
- Tumbled stone walkway
- Covered front porch with cedar plank detail
- Annual professional landscape maintenance (Andy's Landscaping)
- Newer gas meter 2023
- Modern insulated garage door

Foyer

- Double door entryway to large open foyer
- Extra large polished porcelain
- Fresh neutral paint
- Indoor entrance to double-car garage
- Spacious coat closet

Powder Room - 2 Piece

- Extra large ceramic tile
- Fresh, neutral paint throughout
- Upgraded lighting
- Floating vanity
- Large decorative mirror

Office

- Wide plank engineered hardwoods
- Oversized windows
- Freshly painted throughout (neutral paint)
- Custom sliding barn door
- Crown moulding
- LED pot lighting

Living Room

- Wide plank hardwood flooring
- Oversized windows
- Vaulted ceilings
- Fresh, neutral paint throughout
- Gas fireplace with marble/wood surround
- Open concept to kitchen
- Engineered hand-scraped hardwood
- LED pot lights

Kitchen

- SS 6 burner Kitchenaid gas stove
- SS Kitchenaid dishwasher 2024
- SS Double door Kitchenaid refrigerator
- Built in micro drawer, with SS Panasonic microwave
- SS Chimney style Kitchenaid range hood
- 10 foot custom cambria quartz island with waterfall
- Custom Selba cabinetry throughout
- Custom quartz counters throughout
- Subway tile, herringbone pattern backsplash
- Upgraded pendant light fixtures

Dining Room

- Wide plank engineered hardwoods
- Upgraded dining room light fixture (2024)
- Double sliding door entrance to stunning backyard oasis
- Fresh, neutral paint throughout
- Crown moulding
- LED pot lighting

Back Yard Oasis

- Stunning salt water, kidney shaped pool with linear built-in stairs (Poolside - 2019)
- Tumbled stone surrounding pool with stone coping
- Armour stone retaining wall
- Patterned concrete patio
- Pool lights - multi coloured
- 10 x 12 covered pergola
- Gas hook-up for BBQ (2019)
- 8 x 8 Shed (Shed in a Day-2023)
- Professionally landscaped 2020
- Annual professional landscape maintenance (Andy's Landscaping)
- Fully fenced, tree-lined rear yard, backing onto Tyandaga Golf Course
- Fully fenced with black chainlink + wood fence



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Upper Level

Bathroom

- Floating modern vanity
- Large format ceramics
- Decorative mirror
- Modern, square tub/shower combo
- Upgraded lighting
- Large window to rear yard

Primary Bedroom

- Wide plank oak hardwood
- Crown moulding
- LED pot lighting
- 2 large rear-facing windows
- His & her closets with shaker doors and black hardware

Ensuite

- Polished porcelain floors
- Large, modern floating vanity
- Decorative mirror
- Oversized glass shower with porcelain ceramics with bench

Bedroom

- Wide plank engineered hardwoods
- Crown moulding
- Large window
- Walk in closet
- Upgraded lighting

Laundry Room

- Glass backsplash
- Cleaned out dryer vent inside and outside, recapped from the outside 2024
- Upper shaker-style cabinets
- Pot lights
- Laminate countertop
- Replaced dryer gasket 2024

Bedroom

- Wide plank engineered hardwoods
- Crown moulding
- Upgraded lighting
- Large window
- Double door closet

Lower Level - Games Room

- Feature brick wall
- Pot lights
- Crown moulding
- Wide plank laminates
- Access to the large storage room

Storage / Utility Room (larger)

- Lighted storage area
- Mechanicals
- Laundry sink

Recreation Room

- Hardwood stairs to the lower level
- Wide plank laminates
- LED Pot lighting
- Crown moulding
- Feature brick wall
- Access to the smaller storage room
- Access to electrical

Storage Room (smaller)

- Rough in for Sonos system
- Wide plank laminates carried through
- Lighting



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Extras

- Roughed in for surround sound speaker system throughout the entire house (several zones ready for Sonos System)
- Modern, glass/oak staircase and railings throughout
- Newer windows
- Upgraded millwork throughout
- Light grey blinds throughout
- Solid core bedroom doors
- Extra insulation blew in above garage (2021)
- Compressor replaced on AC unit 2023
- 2017 Carrier furnace
- Rental water heater - Reliance

Inclusions

- Curtains and upgraded hardware
- Appliances
- Whirlpool front load washer/dryer
- Blinds throughout house
- Garage door opener + remotes
- All electrical fixtures
- Tv brackets in living room and basement
- Mirrors in bathrooms