



# 780 Hall Road, Binbrook

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## Front Elevation

- Architecture - California/ Raised Ranch design
- All brick retaining wall
- Landscaped with ground cover ivy
- Red wood and rod iron floating stairs
- Large front patio with unobstructed views
- 2 car garage with inside access to home and storage room above, drive fits 4-6 cars

## Foyer

- Grand entrance with vaulted ceiling, floor-to-ceiling windows
- Chandelier
- Stunning porcelain flooring
- Rod iron and redwood staircase with floating stairs
- Foyer blinds - newer
- Spacious coat closet

## Kitchen

- Cupboards - repainted / neutral tone
- Custom made wood range hood
- Wide plank laminate flooring
- Stainless steel LG refrigerator and oven - 2007
- LG dishwasher - 2022
- Pot lighting and ceiling fan
- Open concept to large family room with wood burning fireplace
- Side door entrance to lush green space off deck
- Hidden storage spaces
- Stunning historic (indoor) stained glass/wood door from pub in Manchester

## Family Room

- Sun-filled corner windows
- Wood burning fireplace with bricks from Queen Victoria School Hamilton
- Custom built mantel
- Pot lights
- Wide plank laminate flooring
- Antique wood beams incorporated into ceiling for a rustic look
- Attached to mudroom with extra storage space

## Mud Room

- Extra storage pantry and utility closets
- Access to walk through to garage roof top storage

## Dining Room

- Large windows with view of backyard perennial gardens
- Built in cabinetry
- Wide plank laminate flooring
- Chandelier
- Separate entrance to kitchen for easy dining
- Historic double stained glass/wood doors from pub in Manchester

## Living Room

- Spacious, sun-filled windows surround room
- Wood burning fireplace with marble from Delta High School
- Broadloom
- Historic double stained glass/wood doors from pub in Manchester

## Powder Room - 2 Pc

- Easy care laminate flooring

## Office/Den/4th Bedroom

- Striking Built in cabinetry throughout
- Wood paneling
- Broadloom
- Closet

## Upper Level

### Bedroom No. 1

- Great window with view of lush greenery at side of house
- Built-in desk space
- Large closet (mirrored)
- Easy care laminate flooring
- Access to attic



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## Upper Hallway

- 2 Closets with extra storage

## Bedroom No. 2

- Window overlooking green space at the back of the house
- Large closet (mirrored)
- Built-in space for desk
- Lush broadloom flooring

## Bathroom - 4 Pc

- Double sinks
- Separate door for ultimate privacy + convenience

## Primary Bedroom

- Fabulous views
- Two closets (mirrored)
- Pot lights
- Lush broadloom flooring
- 3 pc ensuite bath
- Access to attic

## Lower Level

- Partially finished
- Large work room
- Utility room with extra storage space
- Additional room which can be converted to an additional office, bedroom etc.

## Backyard / Side Yard

- Stunning ivy-covered forest with ravine, bridge and path
- Redwood side deck with rod iron
- Large shed in backyard

## Exterior / Other

- Roof - steel - 2012 with 50-year guarantee (ice breakers on roof)
- Redwood and Brick exterior
- 11 new windows throughout the home - 2019 - Beverly Hills Hamilton
- Zoned agricultural - cannot build behind or in front of home which will preserve its superb views

## Mechanical

- Forced air furnace (propane) - 2021
- A/C - 2021
- 6353-gallon Cistern (cleaned in 2023 for \$375) - Dimensions: 6' x 8.5' x 20'
- Septic tank behind house, septic bed beside house
- Electrical - 100 amps

## Other

- Duct cleaning - Sept 2023
- Roof attic built with extra insulation
- Built in alarm system
- Automatic garage door opener (with two remotes)
- Original owner home