



13 Iron Bridge Court, Caledonia

General

- Built 2006
- Over 2500 sqft of finished living space
- Generous driveway with room for 4 cars
- 9' ceilings throughout main level

Foyer

- Elegant entrance door with glass insert and arched transom
- California Shutters for privacy
- Maple hardwood flooring
- Pot lighting (2025)
- Spacious double door foyer closet
- Freshly painted - Benjamin Moore Silver Fox (2025)

Office (Optional 3rd Bedroom)

- Double french door entrance
- Maple hardwood flooring
- Crown moulding
- Large window with arched transom
- California shutters
- Overhead ceiling fan light fixture

Kitchen

- Maple hardwood flooring
- Open concept to main living area
- Breakfast bar with seating for 3
- Pot lighting (2025)
- Decorative pendant lighting above breakfast bar
- Mosaic backsplash
- Shaker style cabinetry with decorative glass inserts
- Chef ready KitchenAid stainless refrigerator, stove and dishwasher
- Built-in stainless steel Samsung microwave
- Granite surfaces
- Kitchen equipped with crown and task lighting
- Crown moulding
- Integrated ceiling audio system for seamless sound
- Freshly painted - Benjamin Moore Silver Fox (2025)

Living/Dining Room

- Maple hardwood flooring
- Pot lighting (2025)
- Integrated ceiling audio system for seamless sound
- Expansive triple sliding glass door with California shutters leading to upper level walk out deck
- Freshly painted - Benjamin Moore Silver Fox (2025)
- 2 Additional large windows with California Shutters
- Dual ceiling fans

Powder Room 2 Pc

- Vanity with single vessel sink and granite surfaces
- Large window with arched transom
- Tile flooring
- Crown moulding

Primary Bedroom

- Maple hardwood flooring
- 2 Large windows overlooking rear yard with California Shutters
- Freshly painted - Benjamin Moore Metropolitan
- Access to ensuite bathroom
- Overhead ceiling fan light fixture

Ensuite 3 Pc

- Custom single sink vanity with integrated linen storage
- Granite surfaces
- Large easy care tile flooring
- Access to extra large walk in closet
- Spa-inspired glass-enclosed shower with double shower heads, large-format tile and bench seating

LaundryRoom (Main Floor)

- Newer front loading washer + dryer - Frigidaire
- Custom cabinetry throughout
- Second refrigerator
- Access to garage
- Single stainless steel sink
- large easy care tile flooring



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Lower Level

Recreation Room

- Maple hardwood flooring
- Pot lighting (2025)
- Integrated ceiling audio system for seamless sound
- Expansive triple sliding glass door with California shutters leading to lower level walk out concrete patio
- Second over sized window with California Shutters
- Wall mount for television
- Stylish floating shelves throughout, ideal for personal touches
- Feature wall natural gas fireplace with stone surround
- Loads of storage space throughout

Bedroom

- Maple hardwood flooring
- 2 Extra large windows the blinds
- Ceiling light fixture
- Spacious double door closet

Bathroom 4 Pc

- Large easy care tile
- Large vanity with single sink
- Combination shower/tub insert with integrated lighting

Storage Room

- Extra large storage room - ideal for craft room or workshop

Mechanical

- Furnace replaced 2020
- Water heater replaced 2020 (owned)
- Air conditioner replaced 2020

Exterior

- Natural gas BBQ hook up on upper and lower deck/patio
- Beautifully landscaped yard complete with water feature
- Maintenance free upper deck