



21-80 Willow Street, Paris

Property Overview

- Built 2016
- Stunning 3 bedroom, 3 bath freehold end unit backing onto Grand River
- 2400 Square feet of luxurious living space
- Double car garage
- 73' of waterfront on Grand River

Front Entrance

- Oak hardwood flooring - 2021
- Double door coat closet
- Entrance to double car garage
- 9' Ceilings

Dining Room

- Oak hardwood flooring - 2021
- 9' Ceilings
- Pot lighting
- Elegant dining room pendant light fixture
- Two large windows with custom Hunter Douglas Silhouette blinds
- Stylish wall mounted sconce
- Oak hardwood staircase with wood/iron railing leading to upper level

Living Room

- Oak hardwood flooring - 2021
- 9' Ceilings
- Pot lighting
- Extra large window with custom UV-protective tinting and custom drapery (Picture Perfect Window Coverings)
- Custom modern cement gas fireplace - 2016 (Anthony Concrete Design Inc)
- Tv wall mount above fireplace

Kitchen

- Oak hardwood flooring - 2021
- 9' Ceilings
- Pot lighting
- Extra-large kitchen island with built-in under mount Blanco sink, Blanco faucet and seating for 4
- Designer pendant lighting above island
- Quartz surfaces
- Glass tile backsplash - Herringbone pattern
- KitchenAid stainless steel refrigerator
- WOLF stainless steel gas range/oven
- Custom stainless steel range hood
- Custom built-in Sharp microwave drawer with stainless steel microwave
- Bosch Stainless steel built in dishwasher - 2025
- Slider garden doors with custom UV-protective tinting and custom drapery
- Modern white, extended-height shaker-style cabinetry

Powder Room - 2 Pc

- Custom vanity with upgraded lighting
- Window with custom Hunter Douglas Silhouette blinds
- Oversized slate flooring
- Premium TOTO toilet

Upper Level

Hallway

- Oak hardwood flooring - 2021
- Stylish pendant lighting

Primary Bedroom 1

- Stunning, extra large primary suite with oak hardwood flooring - 2021
- Extra large window with custom UV-protective tinting and custom drapery
- TV wall mount suitable for an extra-large television
- Garden door from the primary bedroom leading to a private balcony overlooking Grand River
- Extra-large walk-in closet with custom built-in cabinetry

Primary 1 Ensuite - 4Pc

- Glass-enclosed stand-up shower with oversized tile surround
- Large vanity with quartz countertop
- Extra-large window with custom UV-protective tinting, custom Hunter Douglas Silhouette blinds and custom drapery
- Modern Mirolin stand alone tub
- Oversized tile flooring
- Upgraded light fixture above sink and pendant above soaker tub

Primary Bedroom 2

- Oak hardwood flooring - 2021
- Large window with custom Hunter Douglas Silhouette blinds (Hunter Douglas) and drapery
- Upgraded light fixture
- Large walk in closet

Primary 2 Ensuite

- Glass-enclosed oversized stand-up shower with decorative subway tile surround
- Rainfall shower head
- Extra large vanity with quartz countertop
- Designer light fixture above sink
- Large window with custom Hunter Douglas Silhouette blinds
- Stylish hexagon tile flooring
- Extra-large beveled glass mirror



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Bedroom

- Oak hardwood flooring - 2021
- 2 windows with custom Hunter Douglas Silhouette blinds
- Upgraded light fixture
- Large walk in closet

Laundry Room

- Custom shaker-style cabinetry with quartz countertop and built-in washer/dryer alcove
- Whirlpool front loading washer / dryer
- Large storage closet
- Large window with custom zebra blinds
- Stylish hexagon tiling

Lower Level

Recreation Room

- 1039 Sqft of unfinished floor space waiting for your personal touch

General

- Water on demand on upper level
- Whole home water softener system
- Maintenance fee \$125/month
- Furnace is located in the garage
- 2nd Fridge/freezer is located in the garage
- Electrical panel located in the garage
- Google home security system included
- Ring door bell included
- Custom millwork throughout
- Eureka central vacuum with attachments included
- Garage completely finished - drywalled and painted
- Hot water heater - Rental \$71.54/month

Exterior

- Irrigation system
- \$5000 motorized awning in rear yard - 2025
- \$25000 in professional landscaping
- Gas BBQ hook up in backyard