

# Property Information

Built by the builder, for the builder, every detail of this home reflects meticulous craftsmanship and design. Welcome to Westbrook Meadows, where quality and elegance meet in this stunning executive home.

Spanning 3580 square feet, this custom-build spares no expense. From premium construction standards to exquisite finishings, this home offers form and function. Constructed with 2"x6" framing, plywood roof sheathing, open web finger-jointed engineered joists and engineered trusses, the structural integrity of this home is unparalleled. In addition, the silverboard insulated exterior avoids thermal bridging, making this home as energy-efficient as it is luxurious. The hand-shaped exterior stone, low-maintenance long-board siding and soffits, and over-size windows exude modern luxury living. As you step inside, you'll be greeted by wide plank flooring that flows seamlessly throughout the main level, the nearly 30-foot solid oak, open-riser staircase stands as a striking centerpiece, while the ceiling detailing, intricate lighting, and custom built-ins elevate this house to the pinnacle of the suburbs.

Entertain guests in the spacious living area, complete with soaring ceilings, gas fireplace with custom tiled surround to the nearly 20' ceiling, and electronic blinds on large, bright windows that offer expansive views of farm fields and no rear neighbours. The gourmet kitchen is a chef's dream, with a Thermador and Jenn-Air appliance package, a 40ft<sup>2</sup> island with seating and storage under the 16" overhang, many banks of drawers and organizers, marble backsplash, and walk-in pantry.

Retreat to the luxurious primary suite featuring an electric fireplace for ambiance (gas is roughed-in), a large private balcony overlooking farm fields, and a spa-like ensuite with porcelain tiles, marble accents, 50 ft<sup>2</sup> of walk-in shower with overhead and body jets, a large soaker tub, and built-in storage. The primary bedroom is capped off with a massive walk-in closet with built-in organizers for shoes, hangers, drawers, and open shelving as well as a vanity in front of the large window. Each additional bedroom offers plenty of space for relaxation and rejuvenation and they share a large bathroom with double sinks, stone countertops, and a large tub/shower with tile surround featuring vertical marble accents. No need to avoid the laundry room here, with custom cabinetry with crown to the ceiling along two sides topped with stone counters and an undermount sink, newer washer and dryer, and a bright west-facing transom window.

For those seeking even more space, the builder offers the option to finish the bright 9' basement to suit your preferences. Adding walls and designing to your preferences with finished living, recreation, bedroom, or storage spaces for an additional \$30,000 or include a bathroom as well for a total of \$40,000 (both figures depend on specific selections).

With too many features to list and style and space that can't properly be captured in an image, this home must be seen in person to be truly appreciated. Don't miss your chance to own a piece of luxury living in a coveted neighborhood. Schedule your private tour today!

# Property Details

**ADDRESS:** 832 Windermere Drive, Kingston

**TYPE:** Custom 2-Storey

**LEGAL DESCRIPTION:** LOT 37, PLAN 13M97 CITY OF KINGSTON

SQ. FT:	3580 ft <sup>2</sup> (as per builder plans- 1646 ft <sup>2</sup> main floor, 1934 ft <sup>2</sup> upstairs)
BEDROOMS:	3 + Office
BATHS:	2.5
LAUNDRY:	Second floor with cabinetry along both walls, stone counters, undermount sink and tiled backsplash
BASEMENT:	Nearly 9' high with development potential (builder can finish to suit)
AGE:	2021
ELECTRICAL:	200 Amp Breaker Panel (copper wiring)
ROOF:	Asphalt
FOUNDATION:	Poured Concrete
FLOORS:	Wide Plank Luxury Vinyl, Ceramic and Porcelain Tile
WINDOWS:	Oversized windows with smart blinds for large rear windows
EXTERIOR:	Hand shaped Eramosa Limestone with longboard siding and soffits
PARKING:	Double wide driveway with stone borders
GARAGE:	Two-car garage

LOT SIZE:	50.02' x 115.47'
FIREPLACES:	2 (main floor gas, primary bedroom electric with gas line roughed-in)
TAXES:	\$8,863.51 (2023)
ROLL #:	101108022001737
PIN #:	362650413
HEATING:	Forced Air Gas
COOLING:	A/C
RENTALS:	None (tankless water heater owned)
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Generally level, low maintenance city lot
CHATELS INCLUDED:	Thermador dishwasher and gas oven/range, JennAir wall oven and Fridge, Electrolux washer and dryer
FIXTURES EXCLUDED:	Dining room light fixture
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Flexible

## Visit Website:

- Full Zoning Provisions
- Schedule B
- Floor Plans
- Additional Features List