



239 Stone Road, Aurora

Features, Finishes, Upgrades, Inclusions/Exclusions

Features:

- Backs onto James Lloyd Park & accessible from back yard fence
- Walking distance to Public and Catholic Elementary Schools
- Walking distance to Sheppard's Bush Conservation Area trails
- Minutes to Highway 404
- Minutes to Aurora Go Station
- Fully upgraded & renovated
- Finished basement with a hot yoga room / guest bedroom and home gym

Interior Upgrades:

- Carrara Marble Floor (bathrooms & entrance)
- Marble Backsplash (kitchen)
- Hand Scraped Modern Oak Flooring (main & upper floor)
- Quartz Kitchen Countertop & Breakfast Bar / Waterfall Island
- Stainless Steel Kitchen Island
- Oak Staircase & Iron Spindles
- Vinyl Laminate Flooring (basement)
- Crown Moulding (main & upper floor)
- Modern Interior Doors & Hardware
- Modern Casing & Trim Throughout
- Smooth Ceilings Throughout
- Upgraded Modern LED Lighting Throughout
- Custom Modern Drapery (upper floor)
- Furnace – High Efficiency 2 stage (2018)
- A/C – High Efficiency (2018)
- All Kitchen Appliances (2019)
- Washer / Dryer – High Efficiency

- Natural Gas line outside for BBQ
- LED pot lights

Interior Upgrades (continued):

- Decora Modern Switches Throughout
- All Bathrooms Newly Renovated
- Glass Shower Door (main bathroom & master ensuite)
- LG Smart Fridge / Freezer & Dishwasher
- 30" Italian Natural Gas Pro Range
- Remote Controlled LED Ceiling Fans (upper floor bedrooms)
- Custom Closets Throughout & Master Bedroom Walk-In
- Custom Built in Cabinets (laundry room)

Exterior Upgrades:

- Windows Ultra Efficient Triple Pane (2018)
- Exterior Doors (2018)
- LED Pot Lights (smart wifi dusk / dawn feature switch)
- Driveway Redone (2020)
- Landscaping (2020)
- Garage Door (2019)
- Garage Door Opener (2019)
- Smart Home Devices
- Ring Video Doorbell
- Ring Security Exterior Motion Cameras (front & back)
- Chamberlain MyQ Garage Door Openers
- August Smart Lock
- Nest Thermostat
- Nest Smoke / CO2 Detectors (each floor)
- Neo Smart Blinds (living room, dining room, kitchen & master bedroom)
- Smart wifi Home Monitoring (no fee additional fee)
- All Exterior Lights (smart wifi operated)

Inclusions:

- All window coverings
- All smart home fittings
- All light fixtures
- All kitchen appliances
- Clothes washer and dryer

Exclusions:

- Home gym equipment (negotiable)