

62 BESTVIEW CRESCENT

List of Upgrades

Pattern concrete driveway by Pattern Concrete (2002)

Double door entrance with iron work

Upgraded garage doors (R14.3)

Roof 2018

Wrought Iron railings on front porch

Fully landscaped front side and back yard

Large pie shaped lot

Fully private back yard (no neighbors in the back)

Main Floor:

Large living room with cathedral ceiling open to the stairs leading to the second floor

Hardwood floors throughout

Powder room with dual flush toilet

Kitchen:

4 burners Jen-Air gas cast iron w/grill and built in fan

Stainless steel smudge free Samsung fridge with ice maker tray

Stainless steel wall mounted Frigidaire convection oven

Stainless steel built in dishwasher

Large eating area

Open to the family room with gas fireplace

Kitchen and family room facing west and plenty of natural light

Sliding door to the back yard

2nd floor:

Hardwood floors throughout

Front bedroom windows replaced in 2015 with Anti-glare eon gas windows (keep cool in the summer / warm in the winter)

4 piece main bathroom

Master bedroom with walk-in closet and windows replaced in 2015 with Anti-glare eon gas windows (keep cool in the summer / warm in the winter)

Master ensuite bath with separate oversized shower and corner tub facing West. Windows replaced in 2015 with Anti-glare eon gas windows (keep cool in the summer / warm in the winter)

Basement:

Large L shape cold cellar

3 pieces bath with oversized shower

2 closets

Rough-in for kitchen

Updated electrical 200 Amp panel with easy access

Easy access to main stack and water lines for outdoor Cabana Service

Backyard:

Fully permitted salt water pool 2015 built by Aqua Spa
12 x 16 Cedar Cabana (fully permitted) from Summerwood
Permacon interlocking (approx. 2400sqft)
Barbecue gas hook up

Pool/Cabana:

Bathroom with changing room (hot/cold water & dual flush toilet / vanity)
Storage area w/cabinets and full size double door fridge w/ ice make & water dispenser
Bar/entertainment with sink hot/cold water
LED Pot light throughout cabana
100amp electrical pony panel in Cabana
Under mounted bar LED lighting
Outdoor shower behind Cabana
Cabana Cedar top of the line sealer "Sikkens"
18 x 40 pool (36 + 4 feet of step/jetted bench of 11 feet wide seating area)
Black liner, 5 LED lights
3 levels of depth 3 to 9 feet
Variable energy saving speed pump (Hayward TriStar VS)
Cartridge easy maintenance pool filter (Hayward Swim Clear)
Prologic pool control panel (Hayward)
Sump pump

Other features:

Central Vacuum
Central Air conditioning
Smoke and Carbon monoxide detectors throughout including garage / hardwired
Smooth ceilings throughout
LED lights throughout
Garage door openers with remote control (2)
Security surveillance system with 3 cameras, DVR, remote monitoring system
Outdoor solar lights
Separate basement entrance from garage ready (door framed)

Exclude:

Mirror in basement bathroom
Black rack in garage
Outdoor entertainment system
Tv bracket in rec. room.