

Property Highlights

4 5 3 4 A L G O N Q U I N T R A I L

This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale of this property.

INTERIOR

- Custom Extended-Height 3/4 Lite Door off Spacious Front Porch Leading to an open Foyer, Great Room and Dining Area
- Designer Light Sconces Flanking Wall of Windows Looking Over Picturesque Nature Views of the Backyard, Gas Fireplace with Stone and Shiplap Surround and Timber Mantel in a Generously Sized Great Room
- Bench with Storage below Bay of Windows Overlooking Wooded Backyard, Transom, Walk-In Closet and additional Reach-In Closet in Primary Bedroom with Frameless Glass Door to Walk-In Shower, Heated Towel Rails and In-Floor Heat in Primary Bathroom
- Walk-Through Pantry with Cabinet Storage and Countertop Space leading to Dinette/Kitchen
- Kitchen includes Newly Updated Cabinets with Upper Door Transoms, Under Cabinet Lighting, Stone Countertops, WOLF Stacked Ovens and Microwave, Downdraft Drop-In Gas Range in Island with Designer Light Fixtures above, Tile Backsplash, Double-Hung Windows with Transoms above Kitchen Sink and Reverse Osmosis
- Retreat-like Heated Sunroom with Windows Lining both Exterior Walls overlooking Peaceful Nature Views of Backyard, Shiplap Wall and Glass French Doors leading to Dinette
- Tucked Away Half Bathroom

- Locker Room/Laundry Room with Built-In Lockers, Countertop Space above Washer and Dryer and Built-In Storage Cabinets
- Extended Ceiling Height Throughout Main Level
- Designer Light Fixtures selected by Lisa Gannon - Designs of The Interior
- Recently Refinished Maple Hardwood, Tile, LVP Flooring - New HW in Kitchen
- Marvin Windows Throughout - with Transoms Throughout Main Level
- Heated 3-Stall Garage with Built-In Shelving and Sink

EXTERIOR

- Striking Outdoor Masonry Fireplace with Flanking Built-In Wood Storage on a Very Spacious Patio with Area for Seating and Dining
- Professional Landscaping Surrounding the Property with Hardwire Garden Lighting
- Fire Pit Tucked in Wooded Setting with Creek

INCLUSIONS

- Kitchen Appliances
- Central Vac
- Window Treatments (Excluding Primary Bedroom)
- Water Softener
- TV's with Mounting Hardware in Family Room and Sunroom
- Invisible Pet Fence includes Collars and Box
- Audio System

Sandra Ranck
REAL ESTATE COLLECTIVE

Property Renovation

4 5 3 4 ALGONQUIN TRAIL

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IMPROVEMENTS BEGINNING 2019

- New Maple Hardwood Floors in Kitchen and Two Non-Primary Bedrooms
- All Hardwood Refinished
- Removed Wall to Create Open Concept Main Level
- Basement Floors Redone
- New Water Softener
- New Wolf Double Oven
- New Wolf Microwave
- New Kitchen Upper Cabinets and Doors on Lower Cabinets
- Fireplace Wall Redone
- Removed Many Trees to Open Up Backyard and Views
- Hardscape - New Stone to Front Porch & Sidewalk (~20)
- Added Patio and Fireplace Area in Backyard (~20)
- New Hot Water Heater on Demand (~23)
- Roof approx 8yrs old
- Furnance and AC approx 11yrs old

Sandra Ranck
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