

For Sale

227 Bradwell Way

Q	Findlay Creek
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	50'x 148.16'
P	6

The epitome of modern elegance - fully renovated and expertly designed home set on a long deep lot in a mature neighbourhood. Welcoming fover with contemporary interior laced with traditional elements where quality of workmanship truly shines. Formal dining area with coffered ceiling & large picturesque window, comfortable family room centered around cozy gas fireplace & built-in bookcases. Warm wood ceiling beam creates natural sense of separation for dreamy classic white kitchen - sun-filled space fit with quality cabinetry & tile work, long centre island, quartz counters, high end appliances, eat in area + huge walkthrough butler's pantry! Up the curved hardwood staircase awaits a large airy second level. Huge primary suite feels like a luxury hotel with built in vanity, walk in closet & spa like ensuite bathroom. Three additional generously sized bedrooms, full bathroom & spacious laundry. Finished basement designed with comfort in mind boasts 2 piece bath and potential fifth bedroom. Large backyard - fully fenced with walk out deck, storage shed & tons of grassy area, peppered with mature trees & foliage for added privacy.



Inclusions

- Kitchen appliances (2020): stove, refrigerator, dishwasher, wine fridge
- Washer & dryer (2020), window blinds, central built-in vacuum, wall mounted TV, play structure, storage shed, hot water heater

Approximate Utility Costs

- Natural Gas \$200/month
- Electricity: \$140/month
- Property taxes: \$6,000/2023



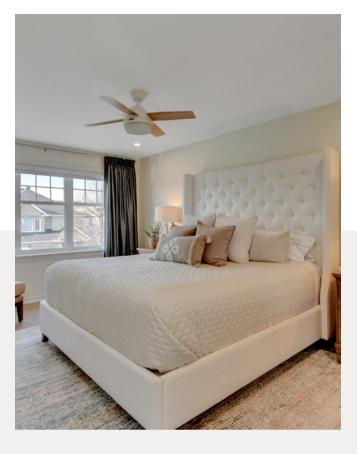


Elegant Family Home

- The epitome of modern elegance
- Fully renovated & expertly designed
- · Shows like a model home
- Set beautifully on long deep lot in charming mature neighbourhood
- Adorned with covered front porch to sit and watch the world go by
- Contemporary interior laced with traditional elements
- Quality of workmanship shines
- Crisp white walls
- Delicate details
- Finished basement
 - Spacious recreation area with laminate flooring
 - 2 piece bathroom
 - Potential for fifth bedroom
- Expansive backyard
 - Fully fenced
 - Walk out deck
 - Storage shed
 - Play structure
 - Tons of grassy area
 - Peppered with mature trees & foliage for added privacy

Modern Design

- Welcoming foyer
- Stunning main floor with blonde wide plank hardwood floors, 9ft ceilings & recessed lights
- Formal dining room with sophisticated coffered ceiling & large picturesque window
- Comfortable family room gathered around cozy gas fireplace, flanked by painted brick & builtin bookcases
- Warm wood ceiling beam creates natural sense of separation for kitchen
- Dreamy classic white kitchen
 - Gorgeous sun-filled space
 - Fit with high quality cabinetry & tile work
 - Long centre island with seating
 - Gleaming quartz counters
 - Apron sink with gooseneck faucet
 - High end stainless steel appliances
 - Sunny eat in area
 - Huge walkthrough butler's pantry
- Up the curved hardwood staircase awaits a large airy second level with 4 bedrooms, full bathrooms & spacious laundry
- · Huge primary suite feels like a luxury hotel
 - Built in vanity
 - Walk in closet
 - Spa like ensuite featuring glass shower, freestanding tub & double vanity







Home Features, & Systems

Approximate ages

- Built by Tamarack in 2005
 - Coventry 2 model
- · Roof, asphalt shingles, 2017
- Furnace, forced air natural gas, 2022
 - Ecobee Thermostat
- Central air conditioning, 2021
- Municipal city water
- Double attached garage with interior access
- · Windows, original
- · Natural gas fireplace
- 9ft ceilings on main level
- Huge walkthrough butler's pantry
- Hot Water Heater owned. 2022

Improvements 8 Upgrades

Approximate ages

- Total home design renovation 2020-2022
 - Kitchen
 - complete kitchen remodel
 - Bathrooms
 - all bathrooms renovated
 - Flooring
 - Engineered hardwood, carpet, tile & laminate flooring
 - Plumbing fixtures
 - toilets, sinks, faucets, tubs
 - Light fixtures
 - Staircase railing & spindles
 - Bookshelves in the living room
 - Painting
 - Furnace & A/C
 - Hot water heater



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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