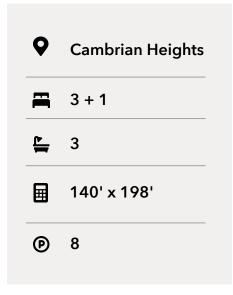


For Sale

2479 Lookout Drive



Exceptional custom-built home positioned on over a 0.5 acre expansive lot in a peaceful, family friendly community! Full stone front framed by mature trees & lush gardens lining the stone walkway. Insulated double car garage with interior access & massive driveway offering plenty of parking. Foyer with built-in hooks & cubbies for effortless organization. Main space flanked by formal dining & living rooms sitting at front of home with large windows overlooking picturesque lot. Family room anchored by gas fireplace & open sightlines into kitchen that boasts huge amount of storage & prep space, custom maple cabinetry, 8ft island, elegant countertops + eat in area. Upper level hosts 3 generously sized bedrooms & 2 full baths, including dreamy primary suite offering large walk in closet, guiet nook for reading or dressing & spa-like ensuite bath. Fully finished basement with large recreation room with space for both home theatre & games room, built-in snack nook or board game zone & 4th bedroom perfect for teens, guests or office/hobby space. Out back is where property truly shines - expansive yard offers space for fun & relaxation with 3 tier deck seamlessly connected with heated above ground pool & hot tub + fire pit area, shed & wide-open grassy space for kids, pets or just taking in the views.



Inclusions

- Kitchen appliances: stove, hoodfan, refrigerator, dishwasher, microwave
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, central built-in vacuum, external natural gas hookup, above ground pool, hot tub, play structure, storage shed (as-is), water treatment, garbage can enclosure, sand play box, rain barrel, outdoor fire pit

Approximate Utility Costs

- Natural Gas (Enbridge): \$158/month
- Electricity (Hydro One): \$208/month
- Hot Water Heater (Enercare): \$45/month
- Property taxes \$6,250/2025





Custom-Built Family Home

- · Home perfectly positioned on expansive lot
- Stunning curb appeal captures attention on arrival
 - Full stone front framed by mature trees
 - Lush gardens
 - Stone walkway
 - Stately columns supporting covered entry
- Tucked to side, insulated double car garage with interior access
- · Massive driveway offering tons of parking
- Interior exudes warmth & timeless character while also offering modernized feel
- Thoughtful layout blends contemporary openness & well defined spaces
- Foyer greets with built-in hooks & cubbies for effortless organization
- Main space flanked by formal dining & living rooms sitting at front of home with large windows overlooking picturesque lot
- At rear, family room anchored by gas fireplace & open sightlines into kitchen creating key moments for family togetherness
- · A dream kitchen for both everyday cooks & hosts
 - Huge amount of storage & prep space
 - Custom maple cabinetry
 - Show stopping 8ft island with seating
 - Elegant mix of granite & quartz countertops
 - Higher end stainless steel appliances including gas range
 - Eat in area

Classic Design

- Powder bathroom & laundry wing tucked right off back patio doors
 - Ideal for pool parties
- Beautiful upper level
 - Two full bathrooms
 - Three generously sized bedrooms
 - Dreamy primary bedroom suite offering large walk in closet, quiet nook for reading or dressing & spa-like ensuite bath with soaker tub & glass encased shower
- Fully finished basement
 - Large recreation room with space for both home theatre & games room
 - Built-in snack nook or board game zone
 - Fourth bedroom perfect for teens, guests or office/hobby space
 - Below grade egress measurements estimated, buyer to do due diligence & verify accuracy
- Expansive backyard offers space for fun & relaxation
 - 3 tier deck for both lounge & dining spaces
 - Approx. 15x30 heated above ground pool
 - Hot tub
 - Fire pit area
 - 10x16 shed
 - Wide-open grassy space for kids, pets or just taking in the views







Home Features, Systems & Updates

Approximate ages

- Built in 1996
- · Roof, asphalt shingles, 2015
 - GAF Timerline HD lifetime fiberglass
- · Furnace, forced air natural gas, 2018
- Central air conditioning, 2025
- Sump pump, 2013
- Hot water heater (rental), 2025
- · Drilled well
 - · Located at front of home
 - Well Pump, 2022
- Reverse osmosis water treatment system
- Water softener
- · Septic tank, 1996
 - · Located at back of home
 - Access to septic lids on bottom right deck with access panels in deck
 - Last pump, 2022
- Stone exterior & vinyl siding
- Poured concrete foundation
- · Oversized double car garage, attached
- Wiring 200 amp
- Fireplace natural gas

- Build in bench/cubbies in front foyer
- Upgraded light fixtures
- Powder bathroom renovation, 2019
- Hardwood in bedrooms, 2024
- Barn door for walk-in closet in primary bedroom
- · Improved basement stair banisters for safety
- Hot tub lid, 2025
- Rebuilt rear deck including new footings, decking & railings
- Rebuilt pool surround structure
- · Chlorine pool equipment
 - Heater, 2016
 - Liner, 2020
- Garage doors, 2025
- · Front door, 2014
- Patio door, 2015



Are you ready to make this house your home?

Natalie McGuire

Sales Representative

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