***List of Updates and Features at 36 Brandy Creek Cres***

***Offered at $1,278,000***

* STUNNING 5 bed & 4 Bath home situated on a quiet crescent within the exclusive enclave of Executive homes in the “White Pines” area of Bridlewood.
* SPECTACULAR MODERN UPGRADES AND FINISHES THROUGH-OUT!
* Completely updated and renovated Urbandale Westvale model, this home is even better than new construction. ¾ Brick all the way around the home.
* 2981 sq. ft above grade and OVER 4100 SQ.FT OF OVERALL finished living space
* Dramatic architectural design
* The impressive foyer offers a dramatic architectural design & 17’ Ceilings.
* Palladium windows, gorgeous hardwood floors and a new custom staircase
* The entertainment size dining room is open to the formal living room & features crown moldings, 11 ceilings & an elegant wood burning fireplace.
* Updated open-concept kitchen boasts gorgeous exotic granite countertops, wine fridge & stainless-steel appliances.
* Newly FASHIONABLE refinished warm grey oak hardwood flooring & 7” trim on main & 2nd level
* Updated designer kitchen boasts a large L shaped island w/seating for 6+, exotic granite counters, SS appl’s & wine fridge.
* Large family room off the kitchen offers this homes 2nd cozy wood burning fireplace
* Primary Bedroom offers hardwood flooring, walk-in closet and a luxurious ensuite-bath.
* The impressive 2nd story layout offers 3 generous sized secondary bedrooms, and a renovated 4pc Bath that all anchor this extraordinary 2nd level.
* Amazing finished lower-level boasts space for everyone to enjoy complete with game area pool table, TV/Family room, 5th bedroom, 3pc Bath, storage room & large utility room
* Landscaped front yard offers an extended laneway, interlock and irrigation system.
* Patio doors to this amazing maintenance free, entertainment style backyard oasis!

complete with a multi-level Trex deck, covered SPA/HOT TUB, Metal Gazebo. PVC fencing, perennial gardens and mature trees/hedges for added privacy. The newly installed Rymar 50 premium pet friendly artificial grass means no more grass to cut!

**OTHER UPDATES AND FEATURES TO NOTE;** Insulated garage door ’22, Rymar 50 premium pet friendly articial turf installed in ’22, Novatech Entrance Door ’20, Hot Tub/Spa ’19, Metal Gazebo with mosquito netting ’19, New HE Air Conditioner ‘21, High Efficiency Furnace 2020, Northstar triple pane Low E windows & patio door 2017 (except 3 upstairs bdrms & M.Bath believed to be ’09), Roof ’06 (30 yr architectural shingles), Yates irrigation System at front ‘18. Ensuite renovation w/custom oversized shower and Schlutter waterproofing products ’19, Oak hardwood floors sanded/refinished & stained with Bona warm grey stain in ’22, Custom hardwood stairs and metal railings installed in ’22, Main Bathroom renovation in ’23, New porcelain tile installed in foyer/2pc/mudroom/laundry in ’23, New Colonial Elegance custom closet doors in foyer ’23.

Inclusions-Fridge, Stove, Dishwasher, Hood Fan, Built-in Wine Fridge in kitchen, Washer, Dryer, Hot Tub/Spa, 2 Gazebos, Pool Table, All Light Fixtures, Shutters, Blinds and Draperies and tracks.

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