# **9 woodhaven heights**

H

I

G

H

L

I

G

H

T

S

# **Luxury living in 3+1 Bed, 5 Bath Family Home On RaviNE**

* Custom built 3 + 1 bedroom, 5 bath family home set on expansive ravine lot, seamlessly merging with the Humber Ravine, creating an ambiance reminiscent of Muskoka’s serenity
* Luxurious cul-de-sac off winding Kingsway Crescent in the heart of The Kingsway, with only 9 houses, offering privacy and exclusivity
* Stunning curb appeal with a 3 car driveway and a 1 car attached garage
* Massive ravine lot providing unparalleled privacy and gorgeous landscaping

Foyer:

* The grand foyer welcomes you with a sophisticated stone floor, front hall closet & pot lights
* Commanding attention, the foyer oversees a beautiful architectural staircase featuring soaring ceilings and a skylight, setting an elegant tone for the home

Office:

* The front office, strategically positioned to overlook the serene front yard
* Hardwood floors, pot lights, and in-ceiling speakers, creating a conducive and refine workspace

Dining Room:

* Formal dining room adorned with hardwood floors, boasts a recessed ceiling, privacy windows, and pot lights, providing an exquisite setting for distinguished gatherings

Chef’s Kitchen:

* The culinary haven features high-end stainless-steel appliances
  + Wolf Oven/Gas Stove
  + Vent-A-Hood Range
  + Miele Dishwasher
  + LG Microwave
  + Sub Zero Fridge
  + Dual Silhouette Wine Fridges
* Hardwood floors, Marble counters & matching backsplash, an eat-in kitchen and a walk-in pantry complement the breathtaking views of the ravine

Living Room:

* The living room, seamlessly integrated with the kitchen showcases a gas fireplace, coffered ceiling and in-ceiling speakers
* Boasting ravine views, this area opens onto an expansive covered deck, perfect for both intimate gatherings and grand entertaining

Covered Deck:

* The generously sized covered deck, overlooking the ravine is adorned with built-in heaters, a Napoleon built-in BBQ, and a gas fireplace, offering an idyllic space for outdoor enjoyment

Mudroom:

* Functional mudroom, providing access to the garage, features built-ins and a double closet

Powder Room:

* Main floor power room is adorned with hardwood floors and pot lights epitomizing elegance

# **9 woodhaven heights**

H

I

G

H

L

I

G

H

T

S

# **Luxury living in 3+1 Bed, 5 Bath Family Home On RaviNE**

Primary Bedroom:

* The primary bedroom is a haven of sophistication with large windows framing ravine views, hardwood floors, ceiling fan, and his and her walk-in closets with custom built-ins
* Spa-like 5pc ensuite bath, complete with heated floors, soaker tub, standing shower with rainfall and handheld shower heads

2nd Bedroom:

* Features pot lights, hardwood floors and a built-in bench under the window
* Walk-in closet with custom built-ins
* 3Pc ensuite bath with heated floors

3rd Bedroom:

* Illuminated by pot lights and hardwood floors
* Walk-in closet with custom-built ins
* 3Pc stylish ensuite bath with heated floors

Laundry Room:

* Upper-level laundry room is equipped with built-in drying racks, a stainless-steel sink, Miele Washer & Dryer and built-in cabinets, ensuring efficiency and conveniency

Lower Level:

* The lower level affords an abundance of storage within a capacious furnace room, cedar closet and additional closets
* Versatile 4th bedroom
* 3Pc Bath
* Rec room featuring walk-out to patio overlooking the ravine
* Family room, easily transforming into a home theatre with remote-operated projector screen and shutters offering a cinematic retreat within the residence

Additional Details:

* This home showcases top-of-the line finishes, embodying a commitment to superior craftmanship
* No expense has been spared, and every detail has been meticulously considered, resulting in a property that stands as a testament to luxury living
* Elevating the standard of safety and protection, this residence is equipped with cutting-edge security systems
  + Security system (monitoring extra)
  + Camera system
  + Premium pane windows on lower level and main level