

8 BREEZEWOOD DRIVE

4 BEDROOM, 6 BATH MASTERPIECE OF MODERN LUXURY & STYLE

EXTERIOR FEATURES:

- **Location:** Nestled in coveted and family friendly Sunnylea on a massive 37.9 x 210 foot irregular shaped lot
 - On a quiet cul-de-sac
 - Prestigious Sunnylea tree-lined, quiet residential neighbourhood
 - Near walking trails, parks, the lake, Old Mill, The Kingsway – shops, restaurants, Subway, great schools & more
- **Outdoor Space:**
 - Large driveway with ample parking (1800 sqft)
 - Professionally landscaped
 - Expansive heated garage
 - Robotic lawn mower
 - Massive pool sized yard
 - Patio for dining & entertaining
 - Putting green
 - Fountain
 - 13,000 sqft of land over lot
 - Meets criteria for largest garden suite available, drawings available

MAIN LEVEL:

- Hotel like ambiance
- Sitting area off the foyer
- Combined Kitchen / Living Room overlooking stunning yard with walk-out to patio
- **Chef's Kitchen:**
 - Granite countertops
 - Top-of-the-line stainless steel appliances including Thermador induction cooktop, Electrolux fridge & full size freezer, Frigidaire wall oven, Bosch built-in dishwasher x2
 - Butler's pantry accompanied by walk-in pantry closet
 - Walk-in pantry
 - Coffee / Appliance Bar With Coffee Bean Backsplash
 - Ample Storage Space
 - Pot lights
 - Porcelain floor
- Powder room
- Primary Bedroom
 - Combined Walk-in closet with built-ins & 5pc ensuite bath
 - Separate his and her part of bathroom & shower
- Heated Floors On Whole Main Level

UPPER LEVEL:

- Open concept family room filled with an abundance of windows for natural light & incredible views
- Hardwood floors
- Three spacious bedrooms, 2 featuring ensuite baths plus a family bath
- Option to convert one bedroom into primary bedroom
- Laundry Room with Maytag Washer & Dryer, stainless steel sink & built-ins

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LOWER LEVEL:

- Rec room with walk-out to driveway
 - Wet Bar with stainless steel sink, wine fridge, built-ins & floating shelves
- Heated floors throughout lower level
- Mud room with built-ins
- Powder room
- Access to massive heated garage
 - Multiple storage rooms off garage
 - Built-ins
 - Dog wash station
 - Perfect man cave or teen haven

ADDITIONAL FEATURES:

- Stylish & luxurious hotel like ambiance
- High-quality finishes and materials used throughout
- Heated floors on main and lower level
- Security system and cameras (monitoring extra)
- Smart home
- Lutron lighting system
- All baths with lit mirrors
- 4,401 sqft over all levels
- Water filter system & water softener
- Sump pump
- Frosted windows throughout for extra privacy

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