

# 22 BIRCHCROFT ROAD

## CUSTOM BUILT (2014) 4 + 1 BED IN PRINCESS ROSETHRON!

- Custom built 4 + 1 bedroom, 6 bath centre hall family home set on 70 X 120 foot lot
- Quiet family friendly street tree lined street
- Stunning curb appeal with a 6 car driveway and a 3 car attached garage with tons of storage
- Gorgeous professionally landscaped front and backyard

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### Foyer:

- Centre hall
- Hardwood floors
- Front hall closet
- Pot lights

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### Office:

- Large statement windows overlooking front patio
- Hardwood Floors
- Pot Lights
- In-ceiling speakers
- Crown molding

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### Living Room:

- Hardwood floors
- Mirrored wall
- In ceiling speakers
- Crown molding
- Large statement windows overlooking front patio

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### Chef's Kitchen:

- Custom chefs Kitchen With High-End Stainless Steel Appliances
  - Dual Thermador Wall Oven (2)
  - Thermador 6 burner + griddle gas stove
  - Thermador Range
  - Dishwasher
  - Thermador Warming Drawer
  - Thermador Built-In Microwave
  - Miele Built-In Espresso Machine
  - Fridge/Freezer
  - Marvel Wine Fridge
- Hardwood floors
- Centre island with Marble counters
- Pot lights
- Soft close cabinets
- Large window overlooking yard
- Open concept kitchen/living/dining with walk-out to deck/yard

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### Family Room:

- Open concept family room with gas fireplace
- Hardwood floors
- Built-In floating shelves
- Built-In wall & ceiling speakers

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### Powder Room:

- Hardwood floors
- Floating shelves
- Tile feature wall

# 22 BIRCHCROFT ROAD

## CUSTOM BUILT (2014) 4 + 1 BED IN PRINCESS ROSETHORN!

### Primary Bedroom:

- Hardwood floors
- Feature wall
- Whirlpool bar fridge
- Vaulted ceilings
- Fireplace
- 5 piece spa like en-suite bath with heated floors
  - Soaker tub
  - Mirrored wall
  - Washlet toilet with bidet
  - Walk-In Shower with bench, shampoo nook
- His & her walk-in custom closets with in-ceiling speakers

### 2<sup>nd</sup> Bedroom:

- Hardwood floors
- Pot lights
- Double closet with custom built-ins
- 4Pc en-suite bath

### 3<sup>rd</sup> Bedroom:

- Hardwood floors
- Pot lights
- Double closet with custom-built ins
- 3Pc en-suite bath

### 4<sup>th</sup> Bedroom:

- Hardwood floors
- Pot lights
- Walk-in closet with custom-built ins
- 4Pc en-suite bath

### Laundry Room:

- Upper-level laundry with stainless-steel sink
- LG Washer & Dryer
- Built-in cabinets
- Folding counter

### Mud Room:

- Access to garage
- Hardwood floors
- Built-in bench with hooks
- Custom cubbies

### Recreational room:

- Hardwood floors
- Projector with movie screen & sport screen & built-in speakers
- Pot lights
- Wet Bar with floating shelves, stainless steel sink & marvel wine fridge

### 5<sup>th</sup> Bedroom:

- Hardwood floors
- 3Pc Semi en-suite
- Pot lights

Wine Cellar:

- Glass doors with lock

Gym

- Hardwood floors with padded floor on top
- Pot lights
- Glass door
- In-ceiling speakers

Playroom:

- Hardwood floors
- Pot lights

Storage Room:

- Large storage room
- Built-in shelves
- Concrete floor

Additional Details:

- Beautifully designed with high-quality finishes and custom features
- Perfect blend of functionality and style, ideal for both living and entertaining
- Spacious layout with over 6,000 sqft of total living space
- Exceptional attention to detail and craftsmanship throughout
- Security system with cameras indoor and out
- Super private backyard with large stone patio plus grass area
- Gorgeous curb appeal with front patio