



EXPECT BETTER

49 Braecrest Avenue– List of Features¹

GENERAL

- Control 4 Smart Home Automation
- Google Nest Doorbell
- Google Nest Thermostats
- HD Night Vision Surveillance Cameras with 2TB NVR Recorder, mobile phone monitoring function, CCTV monitor
- Fully Wired Security Alarm System with motion sensors, 1 Touch Screen and 2 LCD screens
- Internet Cable in all bedrooms and media rooms
- Spray Foam Insulation
- Solid Wood Interior Doors
- Poplar Trim and Mouldings
- White Oak Staircase
- Wrought Iron Railings
- Energy Efficient Radiant heating with Combi Boiler
- 2 Furnaces (1 for upper floor, 1 for main/basement)
- 2 Air Conditioners
- 2 Humidifiers
- 2 Heat Recovery Ventilation Units
- Aria Vents
- Central Vac
- Sump Pump
- Wired for motorized window coverings (window coverings not included)
- Coveted locale
- Easy access to downtown Toronto, major highways, TTC, Subway, UP Express, Parks & Trails
- Steps to Weston Golf Course and minutes' drive to St. Georges Golf & Country Club, Islington Golf Club and Lambton Golf & Country Club

EXTERIOR

Front

- Indiana Limestone
- Aggregate Concrete Driveway & Pathway
- Potlights

Garage

- New Garage Door
- Direct Entry to House
- Smart GDO + 2 Remotes

Backyard

- Brick and Stone
- Large Covered Deck with natural stone pavers & Cedar Wood ceiling
- Frameless Glass Railing System
- Mature Trees/lots of Privacy
- Gas BBQ hook up

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MAIN FLOOR – 11 Ft Ceilings

Entranceway

- Solid Wood 9 Ft Door
- Marble Tile
- Double Coat Closet with custom built ins

Kitchen

- Open Concept
- White Oak Hardwood Floors
- Custom designer kitchen with tons of prep space and storage
- Oversized Centre Island with storage and seating
- Multiple Floor to ceiling Pantry Cupboards
- Pot Lights
- Quartz Countertops
- Quartz Backsplash
- Premium Pendant light fixtures
- Pot Lights
- Breakfast nook/dining area
- Walkouts to stunning backyard deck with views of Garden
- Bosch 30 inch Column Refrigerator and 18 Inch Freezer
- Jennair Speed Oven/Wall Oven/48 Inch Gas Cooktop
- Dishwasher
- Flush mount in ceiling speakers

Servery/Pantry

- White Oak Hardwood Floors
- Custom Cabinetry
- Quartz countertop
- Quartz backsplash
- Beverage Fridge
- 2nd dishwasher
- Lots of storage space

Dining Room

- Open Concept
- White Oak Hardwood Floors In Herringbone Pattern
- Pot Lights
- Premium Chandelier
- Plaster Crown Moulding/Ceiling Mouldings
- In Ceiling speakers

Living Room

- Open Concept
- White Oak Hardwood Floors
- Napoleon Altitude X36 Direct Vent Gas Fireplace
- Large Picture Window
- Pot Lights
- Plaster Crown Moulding/Ceiling Moulding
- Premium light fixture

Family Room

- Open Concept
- White Oak Hardwood Floors
- Napoleon Vector LV74 Linear Gas Fireplace
- Large Picture Windows
- Pot Lights
- Flush mount in ceiling speakers
- Waffle Ceiling

Laundry/Mud Room

- Porcelain Tile Floors
- Custom Built in Cabinets with bench and Hooks
- Whirlpool Washer/Dryer
- Double Closet with built ins
- Laundry Tub
- Pot Lights
- Entrance to Garage

Powder Room

- Porcelain Tiles
- Custom Designer Vanity
- Custom Oversized Mirror
- Quartz countertop with inset sink
- Toto Wall Hung Toilet
- Brizo faucet

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UPPER LEVEL – 10 Ft Ceilings

Main Hallway

- White Oak Hardwood Floors
- Roughed in Laundry Closet

Primary Bedroom

- White Oak Hardwood Floors
- Dressing Room with Custom Cabinetry
- 5 Pc Spa like Ensuite
- Pot Lights
- Designer Light Fixture
- Flush mount in ceiling speakers

Primary Ensuite

- Heated Porcelain Tile Floors
- Caesar Stone Quartz countertops with inset sinks
- Custom Oversized mirrors
- Free standing bathtub
- Tempered glass enclosed shower with Porcelain tiles, rainfall showerhead, hand sprayer and jets
- Premium Light Fixtures
- Pot Lights
- In Ceiling Speaker

Office

- White Oak Hardwood Floors
- Pot lights

2nd Bedroom

- White Oak Hardwood Floors
- Walk In Closet with custom closet organizers
- Premium Light Fixture
- 3 pc ensuite with heated Marble Tiles and quartz countertop

3rd Bedroom

- White Oak Hardwood Floors
- Walk in Closet with custom closet organizers
- Premium Light Fixture
- Direct access to Jack and Jill ensuite

4th Bedroom

- White Oak Hardwood Floors
- Double Closet with custom closet organizers
- Premium Light Fixture
- Direct access to Jack and Jill ensuite

Jack and Jill 4 pc Ensuite

- Heated Porcelain tile floor
- Custom Vanity
- Quartz countertop with inset sinks
- Custom Oversized Mirror

LOWER LEVEL – 9 Ft Ceilings

General:

- Energy Efficient Radiant Floor Heating

Recreation Room

- Vinyl Floors
- Pot Lights
- Above Grade Window
- Built in Custom Cabinetry
- Wet bar with custom cabinetry and oversized quartz island
- Flush mount in ceiling speakers

Workout Room

- Vinyl Floors
- Pot Lights
- Above Grade Window

3 Piece Bathroom

- Porcelain Tile Floor
- Glass Shower Enclosure
- Custom Vanity
- Quartz countertop with inset sink

Home Theatre Room

- Tiered Floor
- Carpeted
- 6 speakers (wired)

5th Bedroom

- Vinyl Floors
- Pot Lights
- 2 Double closets with custom closet organizers
- Above Grade Window

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