



**moffat
dunlap**

REALTOR

Glen Williams

Location: Halton Hills

Price: \$1,099,000.00

3100 sq. ft. 4 bedroom executive estate home on an exclusive, highly desirable and picturesque street.

Extensive, professionally designed magazine quality landscaping with views from every window of the countryside, the Niagara Escarpment and other estate acreages yet is only minutes from all amenities including the GO and VIA.

Includes municipal water and natural gas. Has an open concept kitchen and family room, hardwood, crown mouldings, tray and vaulted ceilings, butler's pantry, w/l pantry, window seats, oversized triple car garage, rear oversized mudroom, main floor office, w/i closet, oversized w/i glass shower....Includes numerous upgrades including but not limited to the vast majority of landscaping, 2014 GAP fibreglass shingle roof, upgrade kitchen including all appliances & exhaust fan, granite counters w/double bevels, Italian porcelain backsplashes, hardware, deep Silgranit sinks, undercabinet lighting, etc.

Also, upgrade hardwood flooring, carpeting, moldings, finishing in basement, full lighting (incl. exterior) and drapery/blind package, Beam CVAC, Kinetico water softener, etc.

Presented by

John Dunlap,

Broker Of Record

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Bedrooms : 4

MOFFAT DUNLAP
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Vendor is highly detailed and it shows in numerous upgrades such as ultra quiet dishwasher, programmable double wall oven, glass shelving, etc. that provides extra value, convenience and comfort.

The Residence

Living Room (3.70 x 4.31 m)

- Formal space which is perfect for larger gatherings

Dining Room (3.70 x 3.70 m)

- Hardwood floors
- Crown moulding
- Pot lights

Kitchen (6.16 x 4.31 m)

- Breakfast bar plus breakfast area which opens on to the patio
- Granite counters
- Upgraded appliances
- Easy care floor

Family Room (3.70 x 5.85 m)

- Large west facing picture windows with built-in window bench
- Hardwood floors

Master Bedroom (5.54 x 3.70 m)

- Lovely south and west views
- Walk-in closet
- Large 5 piece en-suite
- Hardwood floors

Home Office (3.39 x 3.00 m)

- Overlooks the front drive
- French doors

Rec Room (3.96 x 10.97 m)

- The lower level has plenty of storage space plus a huge recreation room

Other Bedrooms

- Quiet cul-de-sac location
- Lighted driveway
- Natural gas heating
- Municipal water
- Prime Glen Williams location