

Welcome to
3296 Flagstone Drive

LIST OF UPGRADES

2008 to Present

- Stainless Steel **LG** French Door Fridge, with Bottom Drawer Freezer
 - Stainless Steel **Dacor** Built In Oven and Built In Microwave
 - Glass/Stone Mosaic Backsplash
 - Under and Over Cabinet Lighting, Valance Under Cabinets
 - Garburator
 - Stainless Steel Zephyr Upgraded Fan/Hood
 - KitchenAid Glass Smooth Top Cooktop
 - Insta Hot Water Tap in Kitchen
 - ½ Wall Room Divider at Foyer
 - Granite Tile Flooring at Foyer and Rear Exit
 - Silhouette Blinds in Living and Dining Rooms
 - Custom Blinds throughout remainder of Home
 - Entire House Painted with Designer Colours
 - 3 Piece Bathroom Renovated with 24" Porcelain Floor Tiles,
 - Custom tiling and Mosaic tiles around walls
 - Fan Light installed in 3rd Floor Master Ensuite
 - Professionally cleaned Broadloom – Chem Dry, also Disinfected Sept 2011
 - Upgraded Runner installed on stairs to 2nd floor – 2011
 - Garage Roof vents installed for better ventilation
 - Pot lights installed on eaves of Garage
 - Gas Line to house for BBQ
 - Garage Door Spring replaced and Unit Serviced in 2011
 - Closet Organizers in all 3 Bedrooms
 - Organizers in Closet on Lower level
 - Built in Speakers and Wired for 6.1 Surround Sound in Lower Level Family Room. Room is Partially Above Grade, with large Windows

Features of this L ovely H ome

Unique Executive Freehold Townhouse Quality Designed and Built by Bond Homes. This Unit is the Largest Model, with over 3000 sq. ft. plus Finished Basement. 6 Years New, of Brick and Custom Concrete Facing. Elegant Oversize Windows. Walk-out to Private Retreat Balcony off Master Suite.

Master Suite encompasses entire 3rd Floor, with its majestic 11 foot ceilings, Huge Walk-In Closet with Custom Organizers. The Luxury Ensuite features an Oversize Shower, Italian Vanity and Fixtures, Corner Whirlpool and Energy Saver Toilet. Flooring is neutral porcelain.

The Second Floor is comprised of a Huge 2nd Bedroom with adjoining Sitting Area, or Computer workstation. It has a Semi-Ensuite to the stunning 4 pc Bathroom. The 3rd Bedroom is also very large, and is currently functioning as an Office. There are 2 separate telephone lines. This Bedroom also has a Semi-Ensuite to the 4 pc Bathroom.

A very relaxing Den/Sitting Room with total Open Concept is a focal point of this floor. The huge windows provide wonderful sun-filled afternoons and evenings. Conveniently located on this floor is the Laundry room.

The Main Floor with its 11' Foot Smooth Ceilings, and Grand Pillars is the Majestic Entertainer's Delight. The Grand Great Room could be divided into Living/Dining if desired, leaving the current Elegant Dining Room to be utilized as a Main Floor Family Room. **The Choice is yours.** The Gourmet Kitchen flows through the area, providing ambiance, yet practicality. Cabinets galore, Open to the Great Room for entertaining, and combining with an Oversized Breakfast Area. Granite Counters and Top of Line Appliances make this a great place to come home to.

The Rear Yard is a quiet Haven with its interlocking patio, professional landscaping, and Under Eave lights on Garage. Wonderful for morning coffee, or an end of day Cocktail.

A rear door to the Double Garage permits easy access.

Additional Upgrades

- Exotic Brazilian Hardwood on Main Floor
- Upgraded Crown Mouldings throughout Main Floor
 - 8" Baseboards, and Upgraded Trim Throughout
 - Upgraded Corinthian Pillars
 - Wrought Iron Pickets on Stairs
 - Granite Kitchen counters
 - Maytag Built-in Dishwasher
- Upgraded Kitchen Cabinetry with Pots & Pan Drawer and Lazy Susan
 - Upgraded Broadloom and Underpad where laid
- Crystal Chandeliers and Most Fixtures, and upgraded Fan/Light
 - Central Air Conditioning
 - Central Vacuum and Equipment
- Alarm System (Buyer to get own Monitoring Contract)
- Luxury Italian Custom Bathroom Vanities in 2 Bathrooms
 - Glass Shower Enclosure with Rainhead Shower
 - Corner Whirlpool Tub
 - High-end Toilets
 - 3rd Bathroom with Granite Tile Top Renovated in 2008
- 2nd Floor Laundry with Built in Cabinets and Double Linen Closet
 - Telephone Jacks in all rooms
- Tankless High Efficiency Hot Water Gas Heating System
 - Humidifier

For further information, please contact

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