
PLUMB | REALTY | GROUP

1492 BROADMOOR AVENUE – FEATURES

MAIN FLOOR

- 9' ceiling height
 - Hardwood floor
 - Crown moulding
 - Designer window coverings and/or California shutters
 - Pot lights
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FOYER

- Solid oak door with sidelights
 - Open to Living Room
 - Double closet
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LIVING ROOM

- Gas fireplace with marble surround
 - French doors
 - Wall of casement windows
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DINING ROOM

- Bay windows overlook garden and pool
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KITCHEN

- Oversized floor tiles
 - White custom cabinets by Harbour® Kitchens
 - Marble backsplash
 - Granite counters
 - Centre island with double stainless sink
 - Double pendants over breakfast bar (Restoration Hardware®)
 - KitchenAid® stainless appliances: fridge, built-in convection microwave, wall oven, dishwasher
 - Viking® 4 burner gas range
 - Open to family room
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FAMILY ROOM

- 10' ceiling height
 - Gas fireplace with marble surround
 - Custom built-ins surround fireplace
 - Wall of windows overlooking pool and hot tub (2020 –BeWell®)
 - Walk out to yard and pool
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OFFICE/DEN

- Wood burning fireplace with oak surround
 - Large windows
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POWDER ROOM

- 2-piece
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SECOND BEDROOM

- Double closet
 - Large windows overlook front garden
 - 3-piece ensuite
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MAIN FLOOR BATHROOM

- Granite counter
 - Frameless glass shower
 - Glass mosaic wall tile
 - Linen closet
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UPPER LEVEL

- Hardwood floor
 - Pot lights
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PRIMARY BEDROOM

- Large sitting area
 - His & Hers walk-in closets
 - 4-piece ensuite
 - Skylight
 - Multiple windows overlook both front and back gardens
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PRIMARY 4-PIECE ENSUITE

- Ceramic floor tiles
 - Jacuzzi tub
 - Custom wood wall cabinet with mirror and in-cabinet lighting
 - Wainscoting
 - Frameless, glass shower enclosure
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THIRD BEDROOM

- Large windows
 - Double closet
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FOURTH BEDROOM

- Double-sized room could be converted to 2 bedrooms
 - Walk-in closet
 - Windows overlook front and back garden
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5-PIECE BATHROOM

- Ceramic floor and wall tile
 - Velux® rain sensing skylight with remote
 - 2 custom vanities
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LAUNDRY ROOM

- Ceramic wall and floor tiles
 - Electrolux® front load washer and dryer (2021)
 - Laundry sink
 - Velux® rain sensing skylight with remote (2022)
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LOWER LEVEL

- Pot lights
 - Professionally finished
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KITCHEN

- Laminate floor
 - Frigidaire® stainless fridge
 - Sink
 - Open to lower recreation room
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RECREATION ROOM

- Laminate floor
 - 2 above-grade windows
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BEDROOM / GYM

- Broadloom
 - Closet
 - Above-grade windows
 - 4-piece bathroom
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4-PIECE BATHROOM

- Ceramic floor and wall tiles
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EXTERIOR

- Roof with CertainTeed® guaranteed shingles
 - New deck (2017)
 - In-ground, salt-water swimming pool with interlock patio
 - Professionally landscaped yard with all-season plantings and armour stone accents
 - Front eavestroughs (2020)
 - Wrought iron side fence and gate
 - Safety pool cover
 - Pool heater (2021)
 - Hayward® pool pump (2020)
 - Turbo salt cell (2022)
 - Pool control panel (2022)
 - 2-car garage with garage door opener
 - Driveway accommodates parking for 6 cars
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INCLUSIONS

- Garage opener (1)
- Swimming pool equipment
- Safety cover
- Robotic pool cleaner (2022) and manual pool cleaner
- Existing window coverings and blinds
- Outdoor cabana/ Changeroom with sliding doors and electricity
- HEPA air filters system
- All electric light fixtures with exception of dining room chandelier
- 50 gallon hot water tank (2020) (owned)
- Irrigation system (as is)
- Lennox® furnace (2019)
- Lennox® AC with 10 year warranty (2022)
- General Aire® humidifier (2019)
- Hot tub (2020)
- 4 new CO2/fire alarms (2022)

This summary is prepared and issued in good faith and is intended to give a fair summary of the property. Any description or information should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.