

Live in Luxury & Style ... Your Dream Home is Awaiting.

Welcome Home to 2965 Pettigrew Crescent ... Classy & Elegant

Living at its finest w/\$\$\$'s invested in quality Renovations including Gourmet, Eat-In Kitchen w/Custom Designed Quality Cabinets ... Pot Lights, Crown Molding & Polished 24 x 24 Porcelain Floor only adds to the impressive feel of this Kitchen.

Spacious Floor Plan w/something for everyone, 5+1 Bedrooms; 4 Baths; Family Room w/the elegance of Built-In Bookshelves accented by the warmth & glow from the Fireplace.

Convenience Plus ... Amenities include Shops (Erin Mills Town Centre; Square One); Hospital; Clarkson GO; Public Transit; Hwys (403/407/QEW/401). Short Walk to Schools; Parks & more.

A stunning home with every upgrade & every Feature to fit your Lifestyle for years to come ... Claim your Castle today!

Total Space: Over **4,560 Sq. Ft.** *(per UNIQ Dimensions)*

An Ideal location! ... 2965 Pettigrew Cres is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Clarkson GO) is minutes away
- Shopping Malls (Erin Mills Town Center & Square One)
- Trillium Health System's Credit Valley Hospital
- Highways (403/407/ 401 and a short distance to QEW)

Convenience Plus ... Making this neighborhood the perfect area to call Home!

**Come on over before it's too late!**

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

## **FOYER**

- Single Front Door
  - o ¾ side Glass Panel
- Closet
  - o Double Mirrored Sliding Doors

### Finishing Touches:

- Lights: Decorative Overhead
  - Misc: Tall Baseboards
  - Floor:
    - o Hardwood, Jatoba (2012)
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## **LAUNDRY ROOM**

### Features:

- Window: One (1)
  - o Blinds & Hardware
- Doors:
  - o To Garage
- Cabinets:
  - o Upper, Built In
- Sink:
  - o All in One w/ Storage below

### Finishing Touches

- Appliances:
  - o Washer: Kenmore Smart Wash
  - o Dryer: Whirlpool Duet
- Floor:

- Ceramic
  - Lights:
    - Overhead
- 
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## **POWDER ROOM 2-PIECE – Renovated 2012**

- Vanity:
  - Granite Countertop
  - Undermount Sink
- Toilet : Kohler, Low Flow

### **Finishing Touches:**

- Floor: Hardwood, Jatoba (2012)
  - Decorative:
    - Mirror & Overhead Light
    - Crown Molding
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## **LIVING ROOM / DINING ROOM**

Open Concept. A Great space to celebrate any occasion or host dinner parties!...certain to Delight!

- Window
  - One (1), Straight (Each Room)
  - Hunter Douglas “Pirouettes” Blinds, Drapes & Hardware (2018)

### **Finishing Touches:**

- Floor:
  - Hardwood, Jatoba (2012)
- Light:
  - Decorative Chandelier (Dining Room)
- Misc:
  - Crown Molding, Wood
  - High Baseboards

- Chair Rail
  - Decorative Wall Trim
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## **KITCHEN**

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space!

- **Cabinets & Drawers ... Plenty of Storage for your Everyday Needs!**
- **Cabinet:**
  - Corner w Glass Front & Light Inside
  - Slow Closing Doors & Drawers
  - Under Cabinet Lighting
  - Spice Drawer / Pot Drawer
  - Garbage Disposal Center
- **Misc:**
  - Counter: Granite
  - Sink: Double Undermount
  - Backsplash: Glass
  - Island: Granite Counter
- **Kitchen Appliances:**
  - Stove: Kitchen Aid Gas Top 5 Burner
  - Oven: Kitchen Aid, Wall Mount 36"
  - Fridge: 44" Kitchen Aid, Panel Front w/Ice maker on the inside
  - Dishwasher: Bosch, Panel Front
  - Microwave: Panasonic Inverter
  - Range Hood: Sirius, Commercial

### **Finishing Touches:**

- **Floor:**
    - Porcelain, Polished 24 x 24
  - **Light Fixture:**
    - Pot Lights
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## **BREAKFAST AREA**

### Features:

- Patio Door:
  - Oversized
  - Walk Out to Deck
  - Drapes, Hardware & Finials
  
- Walk in Pantry
  - Overhead Light
  - Built in Shelving
  
- Misc:
  - Crown Molding
  - High Baseboards

### Finishing Touches:

- Floor:
    - Porcelain, Polished 24 x 24
  
  - Light Fixture:
    - Decorative Overhead
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## **FAMILY ROOM**

A Warm & Inviting Space to Receive and Welcome your Guests!!!!

- Windows
  - One (1)
  - Hunter Douglas “Pirouettes” Binds & Hardware
  
- Fireplace
  - Gas
  - Surround: Quartz
  - Mantel: Wood

### Finishing Touches:

- Floor:
    - Hardwood, Jatoba
  - Light Fixture:
    - Pot lights
    - Wall Sconces
  - Misc:
    - Crown Molding
    - Baseboards: Tall
    - Shelving: Built In With Storage Below
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## **MASTER BEDROOM**

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: Two (2)
  - Blinds with Hardware & Finials
- Closet:
  - Walk in with Light
  - Organizer

### Finishing Touches:

- Floor:
    - Hardwood, Refinished
  - Lights:
    - Ceiling Fan with Lights
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## **4-PIECE ENSUITE**

- Windows: One (1)
  - Blinds & Hardware

- Vanity:
  - o Storage Below
- Shower
  - o Stand Alone with Light Inside
- Tub
  - o Oval Soaker
- Toilet
  - o Traditional

Finishing Touches:

- Floor:
    - o Ceramic Tile
  - Lights:
    - o Overhead & Over Vanity
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**BEDROOM 2, 4 & 5**

- Windows: One (1)
  - o Roller Shade (Br 2 & 4)
- Closet:
  - o Walk in with Overhead Light

Finishing Touches:

- Floor:
    - o Hardwood, Refinished
  - Light Fixture:
    - o Ceiling Fan with lights (Br 2 & 4)
    - o Over Head
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**BEDROOM 3**

- Windows: One (1)
  - o Roller Shade
- Closet:
  - o Double Door Entry

Finishing Touches:

- Floor:
    - o Hardwood, Refinished
  - Light Fixture:
    - o Over Head
- 
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**MAIN BATH -5 Pc**

- Vanity:
  - o Granite Counter with Storage Below
- Sink
  - o Two (2), Undermount
- Shower / Tub
  - o Soaker with Jets
- Toilet
  - o American Standard, Low FLOW

Finishing Touches:

- Floor:
  - Ceramic Tile
- Light Fixture:
  - o Overhead & Decorative above Vanity



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## **\*\*FINISHED LOWER LEVEL\*\***

Another remarkable area of this home is the Lower Level. Plenty of Storage and Room to Grow.....Could be used as a Nanny's Quarters or In Law Suite....how would you use this space?!!!

## **RECREATION / GAMES AREA**

Features:

- Window: Two (2)
  - o Above Grade
  - o Blinds & Hardware
- Fireplace
  - o Gas with Travertine Surround

Kitchenette... Open Concept with Rec Rm

- Cabinets:
  - o One Upper with Glass Front
- Counter
  - o Corian
- Backsplash
  - o Travertine

Finishing Touches:

- Lights:
    - o Pot Lights, Wall Sconces
  - Floor:
    - o 24 x 24 Porcelain
  - Misc:
    - o Wired for sound
    - o Soundproofed
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## **DEN / OFFICE / 4<sup>th</sup> Bdrm?**

What would you use this space for?

Features:

- Doors:
  - o Double French Doors with Glass

Finishing Touches:

- Light:
  - o Overhead
- Floor:
  - o Ceramic

Misc:

- 100 Amp Electricity Panel
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## **LOWER LEVEL BATH - 3Pc**

Features:

- Window: One (1)
  - o Above Grade
- Vanity:
  - o with Storage Below
- Sink
  - o Traditional
- Shower
  - o Sliding Glass Door
  - o Travertine Surround
  - o In Shower Light
- Toilet
  - o Traditional

Finishing Touches:

- Floor:
  - o Ceramic Tile

- Light:
    - o Overhead
- 
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## **COLD STORAGE**

### Unfinished

- Light:
    - o Overhead
  
  - Misc:
    - o Built In Shelving
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## **INCLUSIONS:**

- o All Existing:
  - o Attached Electrical Light Fixtures
    - o Decorative, Pot Lights, Pendant, Chandeliers  
& Overhead Lights where existing except as noted in exclusions
  - o Window Coverings & Attachments
    - o Blinds; Hunter Douglas "Pirrouttes", Roller Shades & Hardware where applicable
  - o Decorative Mirrors
    - o Bathrooms
  
- o Kitchen Appliances:
  - o Stove: Kitchen Aid Gas Top 5 Burner
  - o Oven: Kitchen Aid, Wall Mount 36"
  - o Fridge: 44" Kitchen Aid, Panel Front w/Ice maker on the inside
  - o Dishwasher: Bosch, Panel Front
  - o Microwave: Panasonic Inverter
  - o Range Hood: Sirius, Commercial Grade
  
- o Laundry Appliances:

- Dryer - Whirlpool Duet
- Washer - Kenmore Smart Wash

**EXCLUSIONS:**

- Dining Room – Decorative Chandelier
- Family Room – TV & Wall Mount Bracket
- Staircase & 2nd Level Landing: Decorative Chandeliers
- Lower Level: Appliances: Gold Star Bar Fridge  
LG 3 Door Fridge

**NOTES**

**Major Components of Home:**

- Furnace: Lennox 5000, owned (2015)
- Central Air Conditioner: Carrier, owned
- Tankless Water Heater: owned (2015)
- Central Vac: Beam

**RENOVATIONS / UPGRADES / EXTRAS:**

Exterior:

Garage Doors:	Two (2) Two (2) GDO w/Two (2) Remotes Key Pad Entry on Garage Door Frame
Driveway & Patio:	Stamped Concrete
Front Door:	Single w/ ¾ Side Glass Panel
Backyard:	Deck

Kitchen: Custom Designed & Installed (2015)

Cabinets	Corner w/Glass Front & Light Inside Slow Closing Doors & Drawers Spice Drawer / Pot Drawer
Counter:	Granite
Backsplash:	Glass
Island:	Granite Counter

Floor: Porcelain, Polished 24" x 24"

Living / Dining Room: Renovated 2017

Decorative: Crown Molding  
Chair Rail

Family Room: Renovated 2012

Built In: Shelving w/Storage Below  
Fireplace: Electric  
Quartz Stone Surround w/Wood Mantel

Lower Level: Finished

Recreation Area: Gas Fireplace w/Travertine Surround  
Pot Lights, Wall Sconces  
Wired for sound  
Kitchenette: Open Concept w/Recreation Room

Misc: Renovation / Upgrades

Flooring: Hardwood, Jatoba (*Foyer, Powder Rm, Laundry Rm, Living, Dining & Family Rms*)

Porcelain, Polished: Kitchen

Porcelain: Lower Level (*Recreation Room, Games Area, Kitchenette*)

Crown Molding: (*Kitchen, Breakfast Area, Living/Dining/Family Rooms, Powder Room*)

*All information contained herein has been supplied by the Vendor to the best of his/her knowledge & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.*