

4033 COLONIAL DR.

— RENOVATIONS / UPGRADES / EXTRAS —

- A GORGEOUS FAMILY HOME WITH A BACKYARD OASIS -

POOL EQUIPMENT	INGROUND SALT WATER HEATED POLARIS ROBOT CLEANER SOLAR BLANKET NEWER PUMP & FILTER	POOL SHED PRIVATE RELAXATION	ELECTRICAL HOOK-UP SHINGLE ROOF 2-TIERED DECK INTERLOCK REAR PATIO COVERED PERGOLA
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MAJOR COMPONENTS OF HOME

Furnace	Payne (Owned - '20)
Central Air	Trane XR (Owned - '14)
Hot Water Tank	Rheem (Rental - '16)
Windows	Ext. Re-caulked ('17) 2nd Level ('09)
Roof	30 yr. Shingles ('09) Storm Repairs ('18)
Driveway	Resurfaced ('19)
Garage	Door (1) w/Accent Windows GDO (2) Remotes (1) Keypad

MAIN LEVEL

FOYER

Entrance	Cathedral Ceiling Upper Window (1)
Front Door	1/2 Glass Inlay Sidelight
Garage	Access to Garage from Home

POWDER ROOM ... 2 PIECE - RENOVATED 2015

Vanity	Upgrade ('15) Undermount Sink
Toilet	Dual Flush
Decorative	Light Fixture Mirror

LIVING ROOM

Windows	Bay
Access	Foyer

DINING ROOM

Windows	Large Dual Opening
Access	Foyer Kitchen
Lighting	Decorative Fixture ('19)

SOLARIUM

Windows	Wall-to-Wall (Some '15) Skylights (2)
Access	Walk-Out to Deck Breakfast Area Family Room
Ceiling	Vaulted Fan w/Light
Misc	Overlooks Backyard Oasis Blinds ('17)

KITCHEN ... RENOVATED 2009

Cabinets	Slow Closing Pot Drawers Double Door Pantry Under Lighting Recycling Centre
Backsplash	Glass Tile ('15)
Countertop	Granite Peninsula Island
Sink	Undermount Faucet w/Sprayer ('16)

KITCHEN APPLIANCES ... STAINLESS STEEL

Fridge	GE 3 - Door Water & Ice
Stove	GE Profile Gas & Electric
Dishwasher	GE Profile
Microwave	GE ('19) Built-in Over Range

LAUNDRY ROOM ... RENOVATED 2015

Access	Garage Side Yard
Washer Dryer	LG Front Load ('15)
Misc.	Ceramic Flooring Cabinets

OTHER MAIN FLOOR ROOMS

Breakfast	Open to Solarium
Family	Wood Burning Fireplace

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LOT	46.13 FT X 179.13 FT (PER GEOWAREHOUSE)	FAMILY HOME	4 BEDROOMS 4 BATHROOMS
PROPERTY TAXES	\$ 6,869.31 2020		PROFESSIONALLY FINISHED BASEMENT
LEGAL DESCRIPTION	PLAN M604 LOT 71	SIZE	2420 SQ FT (PER UNIQ DIMENSIONS)
BUILDER	GREAT GULF 1987	POOL BUILT	1988

SECOND LEVEL

STAIRS	Open 2nd to Lower Levels Oak Railings Pickets Broadloom ('16)
MASTER BEDROOM	
Lighting	Ceiling Fan Light
Closet	Walk-In
Double Doors	Access to 2nd Bdrm Frosted Glass

MASTER ENSUITE ... 3 PIECE

Vanity	Incl. Makeup Area Quartz Counter
Shower	Glass Enclosure Rain Showerhead Handheld Body Jets
Toilet	Dual Flush Low Flow
Decorative	Light Fixture Mirror
Porcelain	Flooring Walls

OTHER BEDROOMS

Ceiling Fan	With Light 3rd Bdrm 4th Bdrm
Double Closet	3rd Bdrm 4th Bdrm
Misc.	Crystal Light Fixture ('19) 2nd Bdrm Bay Window 3rd Bdrm

MAIN BATHROOM ... 5 PIECE - RENOVATED 2011

His & Hers	Vanities (2) Sinks (2) Mirrors (2)
Tub	Soaker
Porcelain	Flooring Walls
Misc	Track Lighting Shelving Unit

LOWER LEVEL ... PROFESSIONALLY FINISHED 2006

RECREATION AREA

Wet Bar	Cabinets Shelving Laminate Floor
Appliance	Danby Premiere Bar Fridge
Flooring	Broadloom
Fireplace	Gas Thermostat Controlled
Misc	Double French Door Entry Pot Lights Game Room

BATHROOM ... 2 PIECE

Vanity	Molded Ceramic Sink
Flooring	Laminate
Decorative	Light Fixture Mirror

FLOORING

Hardwood ('12)	Main Level (Except Laundry Room) 2nd Level (Except Bathrooms)
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BACKYARD

Pool	Inground Salt Water Heated
Accessories	Solar Blanket Pump ('15) Heater ('13) Polaris Robot Cleaner ('16) Salt Generator Control Panel ('18)
Landscaping	Private Yard Fully Fenced Mature Trees & Gardens Garden Spot Light ('19)
Deck	2 - Tiered Repairs & Repainted ('18) Covered Pergola ('16)
Patio	Private Rear of Yard Interlock Retaining Beams Replacement ('19)
Shed	Electricity Shingle Roof Windows (2)