

A Mineola Masterpiece that is Hard to Resist!

Spectacular 4+2 Bedrooms, 6 Baths Detached home located in the highly desired neighborhood of Mineola West that sits on **“Irregular” Shape Ravine Lot.**

With Over \$1,000,000 spent on high end & quality renovations between 2012 & 2016 ...
Luxurious Lifestyle awaits.

A marriage of beauty & function with intricate details ... all at your fingertips as you celebrate the beauty of everyday.

Appreciate nature in your own Backyard. Overlooking the Ravine & soothing Waterfall Pond from spacious Deck is a perfect way to relax after a hectic day.

Total Space (All 3 Levels): Over **7,500 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **4,870 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **125.16 x 201 Ft. – Ravine Lot** *(per GeoWarehouse)*

An Ideal location! ... 1385 Glenburnie is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Port Credit GO) is minutes away
- Shopping Malls (**Port Credit Village**, Square One, Sherway Gardens)
- Trillium Hospital
- Highways (QEW/427 /401/407 & a short distance to 403)

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

Take the first step into your new home..!

- Exterior: Reclaimed Brick with Front Covered Porch *(2016)*
- Manicured Front Yard ... Mature Trees & Flowers
- Attached 3-Car Garage
 - o Private Circular Driveway
- Roof *(2012)*
 - o 100% Rubber Ice Shield & Enviro Shakes *(50 years)*
 - o Entire Top Ridge Vent Added

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!

****MAIN LEVEL****

FOYER (Enclosed Area)

- Doors:
 - o Single Door Entry *(2016)*
 - Full Glass Insert on Both Sides *(2016)*
 - o Double Glass Doors – “French Style” *(2012)*
- Coat Closet – Double Door
- Panel for Home Security System *(2012)*
- Misc.:
 - o Wall Trim “Wainscot Style” *(2015)*
 - o Crown Molding *(2014)*

Finishing Touches:

- Pot Lights
 - Floor: Ceramic *(2012)*
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POWDER ROOM 2-PIECE

Modern & Classy ...

- Counter Top: Quartz
- Window *(2012)*
 - o Overlooks Front Yard
- Misc.:
 - o Crown Molding *(2015)*
 - o High Modern Baseboard *(2015)*
 - o Decorative Mirror *(2015)*

Finishing Touches:

- Floor: Ceramic *(2012)*
 - Lighting:
 - o Pot Light *(LED)*
 - o Decorative Light Fixture *(Above Mirror – 2015)*
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MAIN FOYER

- “French Style” Double Glass Doors *(2012)*
 - o Three (3) Windows Above Doors *(2012)*
- Staircase: Oak Wood *(2015)*
 - o Wrought Iron Spindles

Finishing Touches:

- Lighting:
 - o Pot Lights
 - o Decorative Hanging Light Fixture *(With Medallion)*
 - Floor: Oak Hardwood *(2016)*
 - Trim:
 - o Wall Trim “Wainscot Style” *(2015)*
 - o Crown Molding *(2015)*
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DINING ROOM

A splendid area to celebrate any occasion or host dinner parties!

- Entry: “French Style” Glass Doors
 - o Double Doors ... to/from Main Foyer
 - o Single Door ... to/from Kitchen
- Window *(2012)*
 - o Overlooks Front Yard
- Trim:
 - o Wall Trim “Wainscot Style”
 - o Crown Molding *(2014)*

Finishing Touches:

- Floor: Oak Hardwood *(2012)*
 - Light Fixture: Chandelier *(Included)* *(2015)*
 - o With Medallion
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“GRAND” LIVING ROOM

Great space to receive & welcome your guests.

Grand features about this room:

- “Step-Down” to Welcoming Spacious Room

- Ceiling: Vaulted
- Fireplace: Gas (2012)
 - o Natural Stone Veneer Surround
- Cabinet (2013)
 - o Counter Top: Quartz (2016)
 - o Sink (2016)
- Walk-out to Deck ... Double Doors with Glass Inlay
- Pass-Through Window to Family Room
- Windows (2012)
 - o Overlooks Deck & Backyard

Finishing Touches:

- Floor: Oak Hardwood (2016)
 - High Modern Baseboard
 - Crown Molding
 - Lighting:
 - o Pot Lights (LED)
 - o Track Lighting (2016)
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FAMILY ROOM

Spend quality time with the entire family in this warm & comforting Family Room.

- Entry:
 - o "Step Down" Into Welcoming Family Room
 - o "French Style" Double Glass Doors
 - To/From Office
- Fireplace: Wood Burning (2012)
 - o High Efficiency
 - o Natural Stone Veneer Surround
- Windows (2012)
 - o One (1) Bow
 - o One (1) Regular
- Pass-Through Window to Living Room (2016)
- Intercom (2012)

Finishing Touches:

- High Modern Baseboard (2015)
 - Floor: Oak Hardwood (2012)
 - Crown Molding (2015)
 - Pot Lights (LED)
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KITCHEN

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

- Open Concept:
 - o Combined with Breakfast Area
- Windows:
 - o Over Sink
 - o Overlooks Backyard
- Misc:
 - o Cabinets: "Ritcey" Custom Designed (2016)
 - Soft Closing Drawers & Cabinets
 - Pot Drawers ... Additional Storage!
 - Pull-out Garbage/Recycling Bins
 - Pull-out Shelves (Cabinet Pantry Beside Fridge)
 - o Backsplash: Glass Tile (2016)
 - o Counter Top: Caesarstone (2016)
 - o Island:
 - Counter Top: Caesarstone
 - Soft Closing Drawers
 - Electrical Outlet: Two (2) on Each End
 - Microwave Drawer: Jenn Air Built-in Stainless Steel (2016)
- **Kitchen Appliances (Built-in Stainless Steel Excl. Fridge):**
 - o Fridge: Jenn Air Panelled "Cabinet Style" 3-Door (2016)
 - o Cook Top: Jenn Air Gas 6-Burner (2016)
 - o Range Hood: Jenn Air (2016)
 - o Double Convection Oven: Jenn Air (2016)
 - o Dishwasher: Bosch (2014)
 - o Microwave Drawer: Jenn Air (Kitchen Island) (2016)
 - o Wine Chiller: Jenn Air (2016)

Finishing Touches:

- Floor: Oak Hardwood (2016)
 - Lighting:
 - o Pot Lights
 - o Under Cabinet Lighting (2016)
 - o Two (2) Decorative Hanging (Over Island)
 - Crown Molding (2016)
 - High Modern Baseboard (2016)
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BREAKFAST AREA

Start your mornings with a hearty meal with the family in your Breakfast Area.

- Open Concept:
 - o Combined with Kitchen
- Windows *(2012)*
 - o Almost Floor-to-Ceiling
 - o Views of Deck in Backyard
- Walk-out to Deck
- Pantry: Walk-in
 - o Chalk Board Door *(2016)*
 - o Custom Shelves *(2016)*
 - o Light Fixture Inside

Finishing Touches:

- Pot Lights *(LED)*
 - Crown Molding *(2016)*
 - High Modern Baseboard *(2016)*
 - Floor: Oak Hardwood *(2016)*
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OFFICE / DEN

A Great Space for a Private Home Office on the Main Level.

- Entry: "French Style" Double Door *(2012)*
 - o Beveled Edge Glass
- Window: Bay *(2012)*
 - o Overlooks Front Yard
- Bookshelves & Cabinets: Built-in *(2013)*
 - o Slow Closing Doors & Drawers

Finishing Touches:

- Floor: Red Oak Hardwood *(2016)*
 - Pot Lights *(LED)*
 - Trim:
 - o Wall Trim "Wainscot Style" *(2012)*
 - o Crown Molding *(2012)*
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2nd POWDER ROOM 2-PIECE

Features:

- Window (2012)
 - o Overlooks Backyard
- Vanity (2015)
 - o Counter Top: Quartz (2015)
- Toilet: Kohler (2013)

Finishing Touches:

- Floor: Ceramic (2015)
 - Decorative Mirror (2015)
 - Crown Molding (2015)
 - Pot Light
 - High Modern Baseboard (2015)
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LAUNDRY ROOM

- Cabinets: Built-in On Wall
 - o Soft-Closing Cabinets
 - Window (2012)
 - o Overlooks Backyard
 - Sink with Storage Cabinets

 - Misc.:
 - o Backsplash: Ceramic Tile (2016)
 - o Counter Top: Caesarstone (2016)
 - o Folding Area with Shelves
 - o High Modern Baseboard
 - o Floor: Ceramic (2015)
 - o Lighting:
 - Pot Light (LED)
 - Under Cabinet Lights

 - Appliances:
 - o Clothes Washer:
 - LG High Efficiency/High Capacity Steam Inverter Front Load (2015)
 - o Clothes Dryer:
 - LG High Efficiency/High Capacity Sensor Dry True Steam Front Load (2015)
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MAIN LEVEL HALLWAY

- Staircase & Railings: Oak Wood *(2015)*
 - o From Main to Lower Level
- Closets:
 - o 2nd Coat Closet: Double Doors
 - o “Broom” Closet
- Door Access to Garage
- Intercom *(Main Panel, 2012)*

Finishing Touches:

- Crown Molding *(2016)*
 - Pot Lights *(LED)*
 - High Modern Baseboard
 - Floor: Ceramic *(2015)*
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GARAGE – Truly a 3 Car Garage

- Garage:
 - o Attached Spacious 3-Car
 - o Access to:
 - Home – Main Level Hallway
 - Door to Home *(2012)*
 - Side Yard *(Door - 2012)*
 - o New in 2016
 - Garage Floor
 - Steps to Home
 - o Freezer: Danby *(Excluded)*
 - Three (3) Garage Doors
 - Three (3) Garage Door Openers
 - o Four (4) Existing Remote Controls
 - Driveway: Private Circular
 - o “Soldier Course” Pattern Edging
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BACKYARD

Part of the Conservation Authorities of Ontario ... Amazing Space for those Summer BBQ's!

- Deck: Raised
 - o Upper Deck: Glass Railing & Metal Frame *(2015)*

- Lower Deck: Metal Railing & Frame (2015)
 - Decorative Exterior Light Fixtures on Wall (LED)
 - All Boards Replaced (2015)
 - Patio Area: Ground Level Under Deck
 - Interlock Stone (2015)
 - Pond (2016)
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****SECOND LEVEL****

2nd LEVEL LANDING AREA

- Balcony:
 - Open to Main Level Foyer & Living Room
- Storage / Closet: Walk-in
 - Custom Shelves (2016)
 - Pot Lights

Finishing Touches:

- High Modern Baseboard
 - Floor: Oak Hardwood (2015)
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MASTER BEDROOM

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

- Double Door Entrance
- Ceiling: Coffered (2015)
 - With "Up" Lighting
- Windows (2012)
 - Overlooks Backyard
- Fireplace: Gas (2015)
 - Stone Veneer Surround

Finishing Touches:

- Floor: Oak Hardwood (2015)
- Lighting:
 - Uplighting (Coffered Ceiling) (LED) (2015)
 - Pot Lights (2015)
 - Decorative Hanging Light Fixture
- Misc:
 - Crown Molding (2015)

- High Modern Baseboard
- Intercom (2012)
- **Dressing Area:**
- “Step-Down” Room: Enclave
- Windows: Two (2) (2012)
 - Overlooks Front Yard
- Closets:
 - One (1) Separate Walk-in
 - Could also be a Nursery / Office / Sitting Area
 - One (1) His & Hers
 - With Organizer (2016)
 - Light Inside Closets
 - Mirrored Doors (Mirrors on Both Sides of Doors) (2016)

Finishing Touches:

- Floor: Oak Hardwood (2016)
- Lighting:
 - Pot Lights (2015)
 - Decorative Hanging Light Fixture
- Crown Molding
- High Modern Baseboard

MASTER ENSUITE – 5-PIECE

Relaxing Ensuite provides you the Space & Convenience for all of your Everyday Needs.
Renovated in 2015.

Features:

- Soaker Tub: Free-Standing
- Bathroom Table: Built-in
 - Counter Top: Quartz
 - Storage Cabinet
- Shower: Curbless with Bench
 - Rainforest Shower Head with Handheld
 - Recessed Niche
 - Glass Enclosure
- Sinks: His & Hers
 - Counter Top: Quartz
- Windows (2012)
 - Overlooks Side Yard

Finishing Touches:

- Decorative Mirror
 - High Modern Baseboard
 - Floor: Ceramic *(2015)*
 - Lighting:
 - o Pot Lights *(LED) (2015)*
 - o Decorative Hanging Fixture
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2nd, 3rd & 4th BEDROOMS

Continue admiring this home when entering the Second, Third & Fourth Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or whatever your needs!

BEDROOM 2

Features:

- Windows *(2012)*
 - o Sitting Ledge with Cushion
 - Built-in Drawers
 - o Built-in Cabinets & Shelves *(Each Side of Windows)*
 - o Overlooks Front Yard
- Misc.:
 - o Closet: Double Doors
 - With Organizers

Finishing Touches:

- Floor: Oak Hardwood *(2016)*
 - Light Fixture: Decorative Overhead
 - High Modern Baseboard
 - Crown Molding *(2014)*
 - Intercom *(2012)*
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BEDROOM 2 ENSUITE ... 3-PIECE

Features:

- Shower:
 - o Rain Forest Shower Head & Handheld
 - o Glass Enclosure
- Vanity *(2016)*
 - o Counter Top: Caesarstone *(2016)*

Finishing Touches:

- Floor: Ceramic *(2015)*
 - Lighting:
 - o Pot Lights *(2016)*
 - o Decorative Light Fixture *(Above Mirror)*
 - High Modern Baseboard
 - Decorative Mirror
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BEDROOM 3

Third Bedroom ideal for a Nanny Suite, Teen Suite, In-Law Suite.

Features:

- Windows *(2012)*
 - o Sitting Ledge with Cushion
 - Built-in Drawers
 - o Overlooks Front Yard
- Misc:
 - o Closet: Double Doors
 - With Organizers

Finishing Touches:

- Floor: Oak Hardwood *(2016)*
 - Light Fixture: Decorative Overhead *(2016)*
 - High Modern Baseboard *(2014)*
 - Crown Molding *(2014)*
 - Intercom *(2012)*
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BEDROOM 4

Features:

- Windows *(2012)*
 - o Overlooks Backyard
- Misc:
 - o Closet: Double Doors
 - With Organizers

Finishing Touches:

- Floor: Oak Hardwood *(2015)*
- Light Fixture: Decorative Overhead *(2016)*

- Crown Molding
 - High Modern Baseboard
 - Intercom (2012)
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SEMI-ENSUITE ... 5-PIECE

- ***Renovated in 2016***
- Access from Bedrooms 3 & 4
- Windows (2012)
- Shower: Separate
 - o Glass Enclosure
 - o Rain Forest Shower Head & Handheld
- Soaker Tub ... Convenience Plus!
- Sinks: His & Hers
 - o Counter Top: Quartz (2016)
- Linen Closet ... Additional Storage Space!

Finishing Touches:

- Decorative:
 - o Mirrors - Two (2)
 - o Light Fixtures - Two (2)
 - Pot Lights (LED) (2016)
 - High Modern Baseboard
 - Floor: Ceramic (2016)
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****FINISHED LOWER LEVEL****

Another remarkable area of this home is the Lower Level. Entertain in Style or Unwind after a hectic day!

RECREATION ROOM

Features:

- Windows: Above Grade (2012)
 - o Overlooks Backyard
- Walk-out to Patio Area
 - o Double Glass Doors (Blinds Inside) (2012)
- Fireplace: Wood Burning
 - o Reclaimed Brick Surround

Finishing Touches:

- Floor: Broadloom (2016)
 - Pot Lights
 - Crown Molding (2016)
 - High Modern Baseboard (2016)
 - Intercom (2012)
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5th BEDROOM

- Windows: Above Grade (2012)
 - o Overlooks Backyard
- Closet: Walk-in
 - o Bi-fold Door
 - o Motion Sensor Light (2016)

Finishing Touches:

- Crown Molding (2016)
 - Floor: Broadloom (2016)
 - High Modern Baseboard
 - Intercom (2012)
 - Lighting:
 - o Pot Lights
 - o Two (2) Overhead Light Fixtures (2016)
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5th BEDROOM ENSUITE ... 3-PIECE

- **Renovated in 2015**
- Vanity:
 - o Counter Top: Quartz (2016)
- Shower Stall:
 - o Glass Enclosure
 - o Recessed Niche
 - o Shower Head with Handheld

Finishing Touches:

- Pot Lights (*LED*)
 - High Modern Baseboard
 - Floor: Ceramic
 - Decorative:
 - o Light Fixture
 - o Mirror
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6th BEDROOM

- Windows: Above Grade (*2012*)
 - o Overlooks Side Yard
- Intercom (*2012*)

Finishing Touches:

- Floor: Broadloom (*2016*)
 - High Modern Baseboard
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2nd KITCHEN ... *Addition to Home in 2015*

- Window: Above Grade (*2012*)
 - o Above Sink
 - o Overlooks Backyard
- Counter Top: Quartz (*2015*)
- Cabinets & Drawers: Soft-Closing (*2015*)
- Walk-up to Backyard
 - o Door Access with Blinds Inside
- Storage Room:
 - o Walk-in ... Located Under Stairs
 - o High Efficiency Lighting
- **Kitchen Appliances (*Included*):**
 - o Stove: GE Flat Top
 - o Fridge: Kenmore 2-Door
 - o Dishwasher: Maytag
 - o Microwave: LG Privilege Built-in (*Above Stove*)

Finishing Touches:

- Pot Lights (*LED*)
 - Floor: Ceramic (*2015*)
 - High Modern Baseboard
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ALSO ON LOWER LEVEL ...

➤ Storage Room

- Insulated (*2015*)
- Entry: Single Glass Door
- Floor: Ceramic (*2015*)
- Light Fixture: Overhead
- Sump Pump (*2015*)

➤ Furnace / Storage Room

- Shelves: Built-in (*Included*) (*2015*)

Some additional Extras of 1385 Glenburnie include:

INCLUSIONS

- All **Existing:**
 - Attached Electrical Light Fixtures
 - Pot Lights (LED), Track Lighting, Decorative Lighting
 - Chandelier in Dining Room (*2015*)
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances – Main Level (*Built-in Stainless Steel excl. Fridge*):
 - Fridge: Jenn Air Panelled “Cabinet Style” 3-Door (*2016*)
 - Cook Top: Jenn Air Gas 6-Burner (*2016*)
 - Range Hood: Jenn Air (*2016*)
 - Double Convection Oven: Jenn Air (*2016*)
 - Dishwasher: Bosch (*2014*)
 - Microwave Drawer: Jenn Air (*Kitchen Island*) (*2016*)
 - Wine Chiller: Jenn Air (*2016*)
- Kitchen Appliances – Lower Level:
 - Fridge: Kenmore 2-Door
 - Stove: GE Flat Top
 - Dishwasher: Maytag
 - Microwave: LG Privilege Built-in (*Above Stove*)

- Laundry Appliances:
 - o Clothes Washer:
 - LG High Efficiency/High Capacity Steam Inverter Front Load *(2015)*
 - o Clothes Dryer:
 - LG High Efficiency/High Capacity Sensor Dry True Steam Front Load *(2015)*
- Shelves:
 - o Closets & Walk-in Linen Closet
 - o Furnace Room
 - o Walk-in Pantry
- On Demand Hot Water Heater

EXCLUSIONS

- Garage: Danby Freezer

NOTES

Major Components

- Furnace: Two (2) Rheem *(2000 - Owned)*
 - o Inspected & Cleaned *(Sept 2016)*
- Central Air Conditioner: Two (2) *(Owned)*
- Hot Water: Tankless - Rinnai *(2012 - Rental)*
- Sump Pump: Electronic *(2015)*
 - o Located in Storage Room
- Roof *(2012)*
 - o 100% Rubber Ice Shield & Enviro Shakes *(50 years)*
 - o Entire Top Ridge Vent Added
- Windows: Ostaco Windows *(2012)*
 - o With Warranty
 - o E2 UV Easy Clean Argon
 - 25 Year Warranty
- Central Vacuum: Beam *(2013)*
 - o Accessories including Power Head
- Home Security System *(Owned)*
 - o Monitored by Chubb Edwards
- Sprinkler System:
 - o Raintree Irrigation & Outdoor Systems *(Annual Maintenance)*
 - o 12 Zones *(Front & Back)*
 - o Main Panel in Lower Level Electrical Room

Misc.:

- Main Level:

- “French Style” Glass Doors, Crown Molding, High Modern Baseboard
- Family Room:
 - Vaulted Ceiling
 - Walk-out to Raised Deck
 - Gas Fireplace
- 2 Powder Rooms: 2-Piece
- Access to Lower Level:
 - Main Foyer
 - Breakfast Area
- 2nd Level:
 - Balcony: Open to Main Level Foyer & Living Room
 - Landing Area: Walk-in Storage Room
 - Pot Light
 - Built-in Shelves
 - Bedroom 2 with 3-Pc Ensuite
 - Bedrooms 3 & 4 with 5-Pc Semi-Ensuite
- Lower Level:
 - Above Grade Windows
 - Recreation Room:
 - Wood Burning Fireplace
 - Walk-out to Patio Area in Backyard
 - 5th Bedroom with 3-Pc Ensuite
 - 6th Bedroom ... Perfect Guest Suite!
 - 2nd Kitchen:
 - Walk-up to Backyard
 - Counter Top: Quartz
 - Walk-in Storage Under Stairs

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