

Look No Further! You Have Arrived at the Perfect Home for You!

Remarkable 4+1 Bedroom, 4 Bath "Great Gulf" Detached home located in sought after Erin Mills South West. Celebrate the beauty of everyday in this Immaculate & Move-in Ready Home.

This jewel is situated on a "Pie-Shaped" lot and boasts many renovations & upgrades to impress – it's simply hard to resist. A marriage of beauty and function with intricate details ... Luxury Living at its Finest!

Have a blast hosting those Summer BBQ's in your Private Backyard Paradise with Spacious Gazebo & In-Ground Salt Water Pool.

Total Space: Over **4,700 Sq. Ft.** *(per PLANiT Measuring)*

1st & 2nd Floors: **3,394 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **37.89 x 135.14 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 4076 Farnsworth is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Clarkson GO) is minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/401/407 & a short distance to QEW)

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

Take the first step into your new home..!

- Exterior: Brick
- Manicured Front Yard
- Attached Double Car Garage
 - o Private Double Driveway
- Roof (2010)
 - o Shingles – Previous Ones Removed

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

- Entry: Double Door *(2016)*
 - o Frosted Glass Decorative Inlays
 - Wrought Iron Accent Inside
 - o Full Frosted Glass Insert on Each Side
- Coat Closet – Double Door

Finishing Touches:

- Flooring:
 - o Ceramic (*"Step-Down" Area by Door - 2015*)
 - o 4" Wide Hickory Hardwood *(2015)*
 - Pot Lights *(2015)*
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LIVING ROOM

Great space to receive & welcome your guests.

Some great features about this room:

- Window:
 - o European *(Original)*
 - o Blinds
 - o Overlooks Side Yard

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood *(2015)*
 - Crown Molding
 - Light Fixture: Overhead
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DINING ROOM

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

This Room was originally the Living Room ... Seller decided to use as Dining Room.

- "Step-Down" Room
- Window:
 - o European (*Original*)
 - o Overlooks Front Yard

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood (*2015*)
 - Light Fixture: Decorative Hanging (*Excluded*)
 - Crown Molding
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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. ***Renovated in 2015.***

- Open Concept:
 - o Combined with Breakfast Area
 - o Overlooks Private Backyard
- Window:
 - o European: Original Dual Opening
 - o Over Sink
 - o Overlooks Private Backyard
- Misc:
 - o Cabinets: Solid Wood (*by JK Cabinets*)
 - Soft Closing Drawers & Doors
 - Wood Tongue & Groove Drawers ... Quality Plus!
 - (1) Spice Drawer & (2) Pot Drawers
 - (1) Lazy Susan
 - o Backsplash: Stone
 - o Counter Top: Galaxy Black Granite
 - o Kitchen Island:
 - Electrical Outlet
 - Two (2) Decorative Lights Overhead
 - Wine Fridge in Island (*Included*)

- **Kitchen Appliances (Stainless Steel):**
 - Fridge: Kitchen Aid 2-Door (2011)
 - Water & Ice Feature
 - Stove: Bosch Electric Oven **Gas Top** (2014 from *Tasco*)
 - Range Hood: Zephyr (2014 from *Tasco*)
 - Dishwasher: Bosch Built-in (2014 from *Tasco*)
 - Microwave: Panasonic (2015)

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood (2015)
 - Lighting:
 - Pot Lights (2015)
 - Under Cabinet Lighting
 - Two (2) Pendant Light Fixtures (*Over Kitchen Island*)
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BREAKFAST AREA

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

- Open Concept:
 - Combined with Kitchen
- Walk-out to Deck
 - Sliding Door
 - California Shutters
- Pantry: Walk-in (*Under Stairs*)
 - Built-in Shelves
 - Pot Lights (2015)
 - Fridge ... Convenient Size (*Included*)
- Desk Area
 - Upper Cabinets Above Desk

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood (2015)
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POWDER ROOM 2-PIECE

Simple yet classy ...

- **Renovated in 2015**
- Vanity *(2015)*

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood *(2015)*
 - Decorative Mirror
 - Pot Lights *(2015)*
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LAUNDRY ROOM

- New in 2015:
 - o Utility Sink
 - o Floor: Ceramic
 - Closet: Double Door
 - Access to Side Yard
 - Cupboards – Great Additional Storage!
 - Light Fixture: Overhead

 - Appliances:
 - o Clothes Washer: Whirlpool Duet Front Load *(2014 from Tasco)*
 - o Clothes Dryer: Whirlpool Duet Front Load *(2014 from Tasco)*
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GARAGE

- Garage:
 - o Attached Double Car
 - o Access to Home – Lower Level
 - o Storage Shelves & Cabinets *(Included)*
 - Two (2) Garage Doors
 - o Freshly Painted *(2016)*
 - o Accent Windows
 - o Insulated
 - Two (2) Garage Door Openers
 - o Two (2) Existing Remote Controls
 - Driveway: Private Double
 - o Concrete Driveway
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BACKYARD

Amazing Space for those Summer BBQ's!

- Fenced Yard
 - o Spacious "Pie" Shape Lot
 - o Added Privacy Plus!
 - Gazebo: Wood (*On 1 Side of Deck*)
 - o Fabric Cover
 - o **2nd Shed on Other Side of Home**
 - **Shed:**
 - o Change Room with Carpet
 - o Workshop Area / Pool Equipment Area
 - o On Cement (*With Electricity*)
 - Pool: In-Ground "Salt Water" (*Fence Enclosure – Added Safety!*)
 - o Premier Pools: Opened & Closed Pool
 - o Diving Board & Slide
 - o Pool Equipment (*Included*):
 - Cover (*Original*)
 - Pool Liner (*2008*)
 - Pump (*Original*)
 - Solar Heater (*Original*)
 - Sand Filter (*2015*)
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****SECOND LEVEL****

MASTER BEDROOM

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

- Entry: Double Door
- Closets: Three (3)
 - o Walk-in His & Hers
 - One (1) Closet Behind Bed
 - o Closet Organizers ... All Closets
- Windows with One (1) Bay
 - o European (*Original*)
 - o California Shutters
 - o Overlooks Backyard

Finishing Touches:

- Floor: 2 ¼" Oak Hardwood (*approx. 2006*)
 - Track Lighting
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MASTER ENSUITE – 5-PIECE

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

Features:

- Window
 - o European (*Original*)
 - o Overlooks Backyard
- Vanity: Solid Wood (*2015*)
 - o Counter Top: Ceramic
 - o Sinks: His & Hers
 - o Soft Closing Drawers
 - o Tongue & Groove Drawers
- Shower: Separate
 - o Glass Enclosure
- Bath Tub: "Free Standing" (*American Standard – 2015*)
- Toilet (*2015*)

Finishing Touches:

- Pot Lights (*2015*)
 - Floor: Ceramic (*2015*)
 - Two (2) Decorative:
 - o Mirrors
 - o Light Fixtures Above
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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 a room to suit your needs!

BEDROOM 2

Features:

- Window:
 - o European – Original Dual Opening
 - o Overlooks Side Yard
- Misc.:
 - o Closet: Double Door

Finishing Touches:

- Floor: 2 ¼" Oak Hardwood (*approx. 2006*)
 - Track Lighting
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BEDROOM 3

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

Features:

- Window:
 - o European – Original Dual Opening
 - o Overlooks Side Yard
- Misc.:
 - o Closet: Double Door

Finishing Touches:

- Floor: 2 ¼" Oak Hardwood (*approx. 2006*)
 - Track Lighting
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BEDROOM 4

Features:

- Window:
 - o European – Original Dual Opening
 - o Overlooks Front Yard
- Misc.:
 - o Closet: Double Door

Finishing Touches:

- Floor: 2 ¼" Oak Hardwood (*approx. 2006*)
- Track Lighting

SECOND FLOOR – MAIN 5-PC BATH

Oh & don't forget your 5-Piece Bath located on the 2nd Level. ***Renovated in 2015.***

- Window:
 - o European - Original Dual Opening
 - o California Shutters
- Vanity: Solid Wood *(2015)*
 - o Soft Closing Drawers
 - o Tongue & Groove Drawers
 - o Sinks: His & Hers
- Bath Tub: Soaker Tub
 - o Glass Sliding Door
 - o Hand Held Shower Head

Finishing Touches:

- Decorative Mirror
 - Pot Lights *(2015)*
 - Floor: Ceramic *(2015)*
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FAMILY ROOM

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

- Renovated in 2015 ... Located Over Garage
- Fireplace: Wood Burning
 - o Cleaned in 2015
- Ceiling: Vaulted *(Exposed Beam)*
- Windows:
 - o European *(Original)*
 - o Blinds

Finishing Touches:

- Floor: 4" Wide Hickory Hardwood *(2015)*
 - Light Fixture: Decorative Hanging *(Included)*
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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!

All Lower Level Freshly Painted in 2016

RECREATION AREA & OFFICE

Features:

- Entry: "French Style" Glass Double Door
 - o Foyer Level greets you to enter Recreation Area
 - Floor: Laminate – Floating Floor (2014/15)
 - o 15mm thick Bottom Pads
 - o Vapour Barrier below Laminate
 - Pot Lights (2015)
 - Window (Office Area)
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5th BEDROOM

- Floor: Laminate (2014/15)
 - o 15mm thick Bottom Pads
 - Closet / Storage
 - Pot Lights (2015)
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4-PIECE BATH

- **Renovated 2014/15**
 - Floor: Ceramic (2014/15)
 - Vanity ... Large & Spacious
 - o Sinks: His & Hers
 - Shower with Glass Enclosure
 - Toilet: Dual Flush
 - Light Fixture: Decorative
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ALSO ON LOWER LEVEL ...

➤ **Sauna**

- All Accessories Included “as-is” (*hose, cooling stones, etc.*)
- *To the best of Seller’s knowledge the Sauna is in Working Condition ... Seller has never used.*

➤ **Cold Cellars (2)**

- Sprinkler Panel is located in larger Cold Cellar

➤ **Exit to Garage**

- Walk-up to Garage
- Great Feature ... Convenience Plus!

Some additional Extras of 4076 Farnsworth include:

INCLUSIONS

- All **Existing:**

- Attached Electrical Light Fixtures
 - Except Dining Room
- Window Coverings & Attachments
 - California Shutters, Blinds, Drapes & Hardware where applicable
- Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances (Stainless Steel):
 - Fridge: Kitchen Aid 2-Door (*2011*)
 - Water & Ice Feature
 - Stove: Bosch Electric Oven Gas Top (*2014 from Tasco*)
 - Range Hood: Zephyr (*2014 from Tasco*)
 - Dishwasher: Bosch Built-in (*2014 from Tasco*)
 - Microwave: Panasonic (*2015*)
- Laundry Appliances:
 - Clothes Washer: Whirlpool Duet Front Load (*2014 from Tasco*)
 - Clothes Dryer: Whirlpool Duet Front Load (*2014 from Tasco*)
- Storage Shelves & Cabinets in Garage
- Wine Fridge in Kitchen Island
- Small Drink Fridge in Walk-in Pantry
- All Sauna Accessories “as-is”
- All Pool Equipment:
 - Cover (*Original*)
 - Pool Liner (*2008*)

- Pump *(Original)*
- Solar Heater *(Original)*
- Sand Filter *(2015)*

EXCLUSIONS

- Hanging Light Fixture in Dining Room
- Upright Freezer in Lower Level

NOTES

Major Components

- Furnace: Carrier High-Efficiency *(approx. 2001 – Owned)*
- Central Air Conditioner: Amana RCB36B2D *(2006 – Owned)*
- Hot Water Tank: GSW *(2010 / 2011 – Rental)*
- Roof *(2010)*
 - Shingles – Previous Ones Removed
- Most Windows
 - European Original
 - Except Lower Level
 - Some are Original European “Dual Opening”
- Central Vacuum: Hoover *(Original)*
 - Accessories including Power Head
- Home Security System: The Monitoring Centre *(Owned)*
 - Main Panel in Furnace Room
- Sprinkler System
 - Main Panel in large Cold Cellar
 - Front & Back Sprinklers
 - 6 Zones

Misc.:

- Exterior:
 - Garage Doors: Freshly Painted *(2016)*
 - Including Side Door to Garage
- New Front Door *(2016)*
- Renovations in 2014/2015:
 - Main Level:
 - Kitchen
 - Powder Room
 - Floor: 4” Wide Hickory Hardwood where existing

- 2nd Level:
 - Wall Sconces in Hallway (5)
 - 5-Pc Master Ensuite
 - 5-Pc Main Bath
 - Family Room
- Lower Level:
 - 4-Pc Bath
 - Floor: Laminate (15mm thick) where existing
- Freshly Painted:
 - Lower Level: Ceiling, Walls, Doors & Trims (2016)
 - Main & 2nd Level: All Rooms & Closets, Ceiling, Walls, Doors & Trims (2015)
- Air Ducts Cleaned Following Renovations in 2015
- Chimney Swept in 2015

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.