

154 Markland Drive



Gorgeous, Renovated 5 Bedroom Executive Residence in Prestigious Markland Wood!
West Garden Oasis with Salt Water Inground Pool & Hot Tub.
Family Oriented Neighbourhood, Walk to Shopping, Schools & TTC.



PROPERTY DETAILS

LEGAL DESCRIPTION - Plan M1082, Lot 142

LOT SIZE - 59.71 x 110.35 Feet

TAXES - \$6,934.76 (2016)

POSSESSION - 90 Days/TBA

PARKING - Private Interlock Double Drive,
Attached Double Garage



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*Years of Proven Performance...
Makes The Difference*



MAIN LEVEL

Interlock Double Drive, Walkway & Porch Lead to Welcoming **FOYER** Boasting Double Entry Doors with Decorative Glass Inserts, Double Guest Closet, Natural Stone Floor, Curved Staircase to Bedroom Level

LIVING ROOM

Gracious, Crown Moulding, Recessed Lighting, Hardwood Floor, Shuttered Bay Window, Overlooks Front Veranda, Adjoins Dining Room

DINING ROOM

Adjacent to Living Room, Full Suite, Crown Moulding, Recessed Lighting, Hardwood Floor, Shuttered Windows, West Garden & Pool View

KITCHEN - 5 YEARS NEW

Renovated! Abundant Custom Cabinetry, Side Servery, Desk Area, Pantry, Centre Island/Breakfast Bar, Glass Backsplash, Granite Counters, Natural Stone Floor, Stainless Steel French Door LG Refrigerator, GE Gas Stove, Fume Hood, Built-in Microwave, Dishwasher, Spacious Breakfast Area with Sliding Glass Door to Patio, Pool & Hot Tub Area, Overlooks Family Room



FAMILY ROOM

Crown Moulding, Recessed Lighting, Gas Fireplace Surrounded by Wall to Wall Custom Display/Storage Cabinetry, Hardwood Floor, Picture Window, Pool View

TWO PIECE POWDER ROOM

LAUNDRY ROOM/MUD ENTRANCE

Built-in Cabinets, Laundry Tub, Stone Floor, Walk-out

UPPER LEVEL

SPACIOUS LANDING WITH READING NOOK

MASTER BEDROOM

King Size!
Wall to Wall Custom Built-in Closets with Drawers & Organizers, Hardwood Floor, Ceiling Fan, Triple Windows

FOUR PIECE ENSUITE

Double Granite Vanity, Oversized Frameless Glass Steam Shower, Heated Floor

SECOND, THIRD, FOURTH & FIFTH BEDROOMS

All Generous in Size!
Each Having Double/Spacious Closets, Hardwood Floor

MAIN THREE PIECE BATH

Renovated! Vanity with Quartz Counter, Storage Cabinetry, Oversized Frameless Glass Shower, Porcelain Floor

LOWER LEVEL

RECREATION/MEDIA ROOM

Pocket Door, Built-ins with Recessed TV's, Projection Screen, Broadloom, Double Closet

GAMES ROOM

Wall to Wall Brick Fireplace, Pot Lights, Wide Plank Engineered Hardwood Floor, Adjacent Wet Bar Area

TWO PIECE POWDER ROOM

SEPARATE ROOM INSULATED FOR WINE CELLAR

FURNACE/UTILITY ROOM, STORAGE ROOM



INCLUSIONS & IMPROVEMENTS

All Electric Light Fixtures, All Window Coverings & Shutters, Attached Broadloom, Stainless Steel Refrigerator, Stove, Fume Hood, Microwave, Dishwasher, Front Load Washer, Dryer, Fridge & Freezer in Lower Level, TV's & Projector, Pool Table, Central Air, Central Vacuum, Garage Door Opener/Remotes, Inground Sprinkler System, Hot Tub

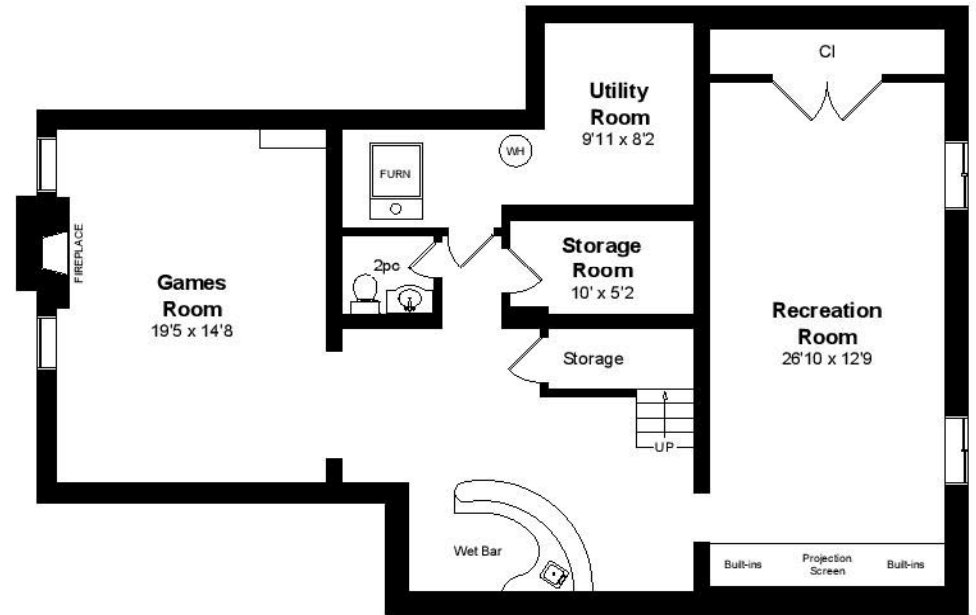
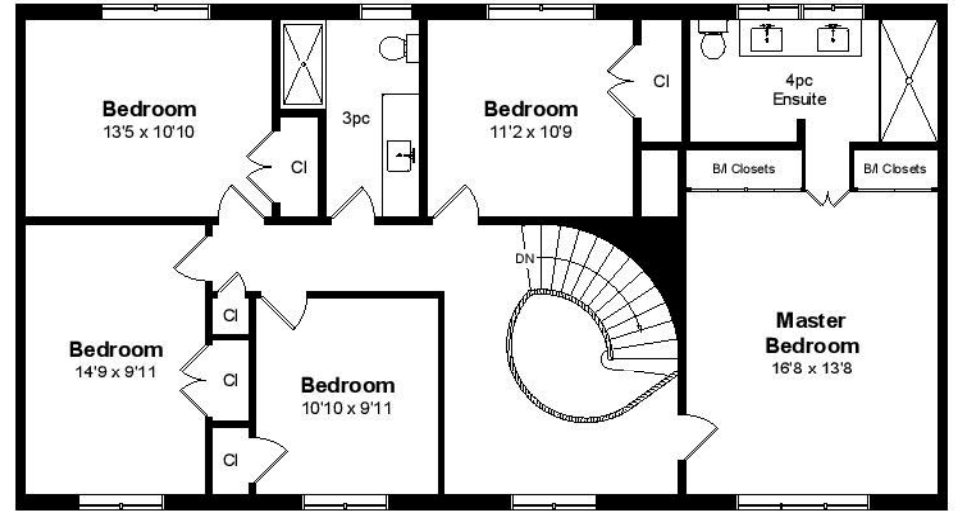
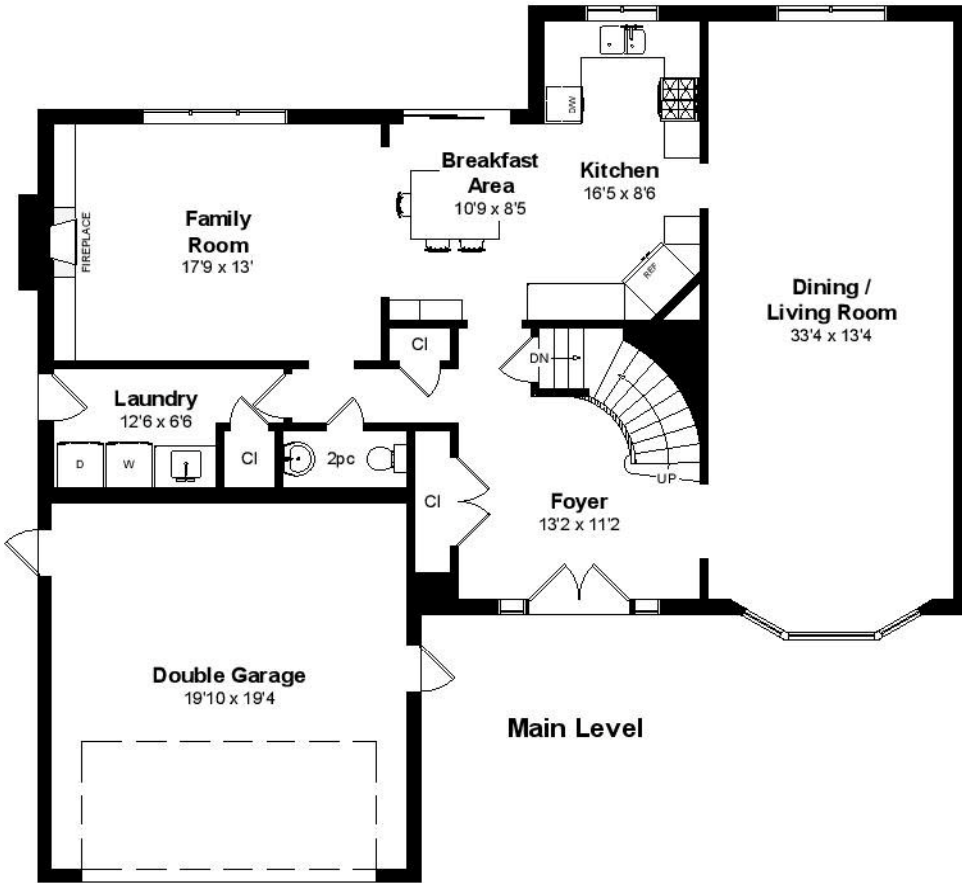
Salt Water Inground Pool & Heater (2016)
Back-up Generator & Furnace (2015)
Roof (2007)

PLEASE EXCLUDE

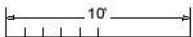
Knobs in Living Room, Dyson Vacuum in Laundry Room



~ Floor Plan ~
154 Markland Drive



Approximate Square Footage:
 Main Level = 1,430 sq.ft.
 Upper Level = 1,400 sq.ft.
 Lower Level = 1,426 sq.ft.
 Garage = 429 sq.ft.



Note: Measurements may not be 100% accurate and should be used as a guideline only.
March - 2017