

20 Acara Court

Your Family's Oasis In The City! A Quiet Court In A Safe Neighbourhood Where Kids Walk To All Schools From An Exceptionally Well Built Heron Home That Backs Onto Preeminent Bridlewood Park. With Renovations And Landscaping This Executive Detached Home Boasts High Tech Security, Monitoring, Appliances & Accessories For Modern Living. Over 3,000SF Of Meticulously Maintained Finished Space And Lofty Interior Updates Make This Property Fall's Best Opportunity.

Overview:

Building Type:	Detached
Lot Size:	36.09 x 107.83
Year Built:	2001
Area:	Bridlewood
Legal Desc:	PLAN 66M2359 LOT 37
PIN:	061410135
Roll:	190110225007100
Utility Bill Appx	\$100/m
Electricity Average	\$125/m
Gas Average	\$130/m
Tax Year 2019	\$4,990.39

Schools: Bridlewood Jr. Public School Elementary
 Sir John A. Macdonald Collegiate Institute High School

Notable Updates:

- Roof re-shingled July 2019
- Garage Doors
- Driveway repaved
- Exterior Railings
- Maple Hardwood Flooring
- Stairs to second floor and basement replaced
- Railing and newels replaced and updated
- Basement fully finished
- Rental Gas Hot Water Tank replaced

Inclusions:

Premium Washer

Dryer

Dishwasher

Premium Fridge

Stove

Basement Upright Freezer

Central Vacuum And Accessories

Nest Thermostat

Security System

All HVAC Gas And Burner Equipment

Computer Controlled Irrigation System

Exclusions:

Unfixed Bathroom Mirror

MAIN LEVEL

Nine Foot Ceilings
Maple Hardwood Floors
Custom Hardwood Grates
Transom Windows Surround Grand Entrance
Landing Bench At Stairs To Upper Level
Maple Treads And Risers On Stairs
Updated Newel And Railings
Large Contemporary Crown Moldings Throughout, Including Washroom And Mudroom
Updated Passage Sets Throughout House

Foyer

Polished Stone Front Entrance
Phantom Screen On Front Door
Hallway Closet
Crown Moldings
Raised Knee Wall
Millwork Columns
Window Overlooking Private Porch With Silhouette Blind

Living Room Is Expansive With Tall Window, Hunter Douglas Silhouette Blinds
And Millwork Columns

Formal Dining Room For Large Parties, Chandelier, Picture Window With Hunter
Douglas Silhouette Blinds And Millwork Columns

Kitchen

Bosch Dishwasher
Black Granite Countertops
Double Sink With Soap Dispenser
Sensor Faucet
Task Lighting
Track Lights
Tile Backsplash
Wine Rack
Integrated And Vented Microwave/Hood
Ge Profile Gas Range Slide In
Samsung Counter Depth Double Drawer Double Door Fridge Freezer With Soda
Stream, Flex Zone, Water & Ice
Maple Cabinets With Maple Crowns On Uppers And Glass Door Feature Cabinets
Above Wine Rack
Crown Moldings

Sun Soaked Eat-In Kitchen Area, Chandelier, Tiled And Walks Out To Rear Deck
Through Massive Sliders With Transom Window And Curtains

Family Room

Mission-Style Millwork Mantle Surrounding Gas Fireplace
Black Granite Hearth And Surround Stonework

Fireplace Nestled In West Facing Full Bay Wall Of Casement Windows
California Shutters
Bold, Contemporary Crown Moldings
Practical Knee-Wall Between Separating Eat-In Kitchen
Pot Lights

MAIN DROPPED LEVEL

Updated Mudroom Off Garage
High Wainscoting
Tile Flooring
Shoe Storage Pantry
Powder Room, Two Piece w Tile Floor

UPPER LEVEL

Original Four Piece Family Washroom With Two Windows And California Shutters, Tile Floors
Hardwood Maple Throughout
Walk-In Linen Closet With Lighting

Second Bedroom With Wainscoting, Closet Organizers/Drawers And Chalk Wall Plus Black-Out/Sheer Bottom Up/Top Down Cellular Blinds

Third Bedroom With Closet Organizer, Black-Out/Sheer Bottom Up/Top Down Cellular Blinds

Fourth Bedroom, Currently Office Has Closet Organizers And Window

Master Bedroom Continues Maple Flooring, Large Windows (View Of Children's Playground) Walk-In Closet With Organizers/Cabinetry.

Master En Suite With Corner Soaker Tub, Large Window, Recessed Medicine Cabinet, Vanity Lights And Mirror, Full-Size Walk-In Shower, Cabinet And Storage Above Toilet, Fan, Attic Access In Master Closet

LOWER LEVEL

Wide Hardwood Stairs To Basement
Hardwood Throughout Basement
Wet Bar Rough-In
New Rental Hot Water Tank
Bryant Furnace. Electronic Air Filter, York Humidifier
Freezer Closet With Tile Floor And Full Size Upright Freezer
Finished Crawl Space/Storage Under Lowered Main Level With Lighting

Recreation Room w Gas Fireplace w Remote and Two Windows

Fitness Area Combined With Rec Room

Office Or Bedroom With Larger Window, Pot Lights

Laundry Room With Upper And Main Cabinetry Laundry Sink Task Lighting, Pot Lights, Fan, Backsplash, Tile Floor

Cedar Garment Storage Closet With Tile Floor

GENERAL

Upgraded Door Casing And 7" Baseboard

Upgraded Passage Sets

Central Vacuum

Nest Thermostat

100 Amps

Monitored CO2 And Smoke Detection

GARAGE

Built-In Two Car Garage

New Garage Insulated Garage Doors

Two Lift Master Bluetooth Garage Doors Openers

Interior Is Fully Insulated, Vapor Barrier, Drywall

Storage Shelves, Hot Cold Running Water To Laundry Sink

Smart Door Lock In Garage To Mud Room

EXTERIOR

All Brick

Cobble Walkway

Poured Concrete Covered Porch

Secluded Front Porch Sitting Area

Aluminum Guardrails

Asphalt Driveway Parks Four Cars With Stone Curbing

Lovely Linden Tree

Brand New Roof, Transferrable Warranty, High-End Corning Shingles

Video Security System/Intercom/Video

Video Security Surveillance Cameras

Exterior Waterproofing/Dimple Board

Interlocking Deck At Grade

Irrigation System With Rain-Sensing Detection

Rear Deck Walk Out At Kitchen Level With Railings And Steps Down To Yard

Premium Remote Awning Over Rear Deck

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.