

102 Cumberland Dr

Main Level

Kitchen

- Flooring: Oak hardwood
- Windows: Schuco window wall
- Countertops: Stone quartz
- Island: Massive nearly 10' with storage and seating for 6
- Appliances:
    - New Bosch dishwasher (Dec 2023)
    - GE Monogram gas range (6 burners)
    - GE Monogram paneled built-in refrigerator/freezer
- Ventilation: Vent-a-Hood with sloping stainless steel exhaust fan
- Electrical Features: Undermount electrical outlets and paper towel holder for a clean, uninterrupted backsplash
- Pantry: Walk-in butler's pantry/scullery with sink and window
- Wine Cellar: Rose Hill custom walk-in, temperature-controlled cooler (new - 2024)

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Main Level

Living Room

- Flooring: Oak hardwood
- Design: Sunken floor with Schuco window
- Fireplace: Valor L3 linear model with Heat Shift
- Audio: Sonos speaker system

Office 1

- Flooring: Oak hardwood
- Windows: West and north facing
- Ceiling: Smooth with pot lights

Bedroom 5

- Flooring: Oak hardwood
- Accessibility: Accessible width door
- Features: Closet, large window, access to a 3-piece washroom with accessible door

3-Piece Washroom

- Shower: Oversized, curb-less accessible

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2nd Floor

Upper Hall

- Railings: Glass
- Window: Large, western facing
- Ceiling: Smooth with pot lights
- Storage: Large double linen closet
- Laundry: Chute in hall cabinet (stays)

Primary Bedroom

- Flooring: Oak hardwood
- Fireplace: Double-sided
- Closet: Large walk-in with sensor light
- Audio: Sonos speaker zone
- Terrace: Walkout (approx. 500 sq ft) overlooking the yard and water
- Views: From Hamilton to the CN Tower

Primary Bath

- Vanity & Shower: Marble
- Features: Heated towel warmer, large rain head glass shower, window overlooking water

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2nd Floor

Bedroom 2

- View: Lake
- Flooring: Oak hardwood
- Ceiling: Smooth, vaulted with north and south views

Bedroom 3

- Orientation: East facing for sunrise
- Flooring: Oak hardwood
- Bathroom: Jack and Jill with granite vanity
- Ceiling: Smooth, vaulted

Bedroom 4

- View: Lake
- Flooring: Oak hardwood
- Bathroom: Jack and Jill with granite vanity
- Ceiling: Smooth

Upper Great Room

- Fireplace: Gas
- Ceiling: Vaulted
- Windows: North, east, and west facing
- Audio: Wired for surround

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Basement

- Entrance: Separate double door side entry
- Storage: Large storage room
- Sitting Area: Office space
- Bathroom:
  - 3-piece bath with extra closet
  - Glass shower
- Utilities: All owned furnace, AC, and hot water tank
- Electrical: 200 amp panel
- Sump Pump: Installed in 2025
- Workshop: Workbench available
- Sunken Room: Capped fireplace
- Recreation:
  - Large rec room
  - Gas fireplace
  - Speakers included
- Kitchen: Basement kitchen with:
  - Fridge & stove
  - Eat-in space

102 Cumberland Dr

Exterior

- Lake Access: With riparian rights
- Landscaping: Well-maintained
- Irrigation: In front and back
- Lighting: Night lights for ambiance
- Driveway: 8-car capacity, no sidewalk
- Storm Protection: 100-year storm seawall replaced in 2017
- Sun Exposure: Sun all day
- Garden: Herb garden available

Covered Porch

- Size: ~500 sq ft
- Fireplace: Included
- BBQ Setup: Two professional-grade gas Napoleon BBQs with rotisserie burner (123,000 BTUs) and high-power professional exhaust fan
- Utilities: Sink with hot and cold water, bar fridge
- Audio: Outdoors Bose speakers (hardwired) and wiring for ceiling speakers
- Structural Features: Structural beam installed at the back for potential sliding doors

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Salt Water Pool

- Dimensions: 18 x 26 custom size with two built-in lounge areas
- Upgrades:
    - New liner (October 2024)
    - New Hayward heater (May 2025)
    - New pump (May 2025)
- Filtration: Hayward sand filter
- Automation: Pro Logic Aqua Connect Automation (WiFi accessible) and chlorination
- Maintenance: Polaris P825 robotic pool cleaner
- Cover: Custom winter pool cover
- Seating: Swim-up bench/lounger at both ends

Extras

- Accessibility: Running route street for quick clearing on heavy snowfall days
- Parking: Potential for boat parking at the side of the house
- Setback: Oversized
- Audio System: Sonos speaker system with multiple zones
- Security: Installed and wired security system with 3 cameras outside
- Heating: 5 fireplaces and 2 furnaces
- Cooling 2 AC's

This feature sheet is for reference only and may contain errors.



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