

167 Pinewood Trail

Key Updates

HVAC Systems

- Air Conditioning Units: 2 new units installed for improved cooling.
- Furnaces: 2 new units installed for efficient heating.
- Thermostats: New thermostats installed alongside HVAC upgrades.
- New furnaces with electronic UV air sterilizer

Plumbing Enhancements

- Sump Pumps: 2 new sump pumps installed for better water management.
- Reverse Osmosis System:Installed for purified drinking water.
- Owned 100-gallon tank with pump attached for instant hot water

167 Pinewood Trail

Key Updates

Outdoor Improvements

- Generator: New generator installed for backup power.
- Pool Heater & Pump: Upgraded for better pool enjoyment.
- Outdoor Shed: New shed built for additional storage.
- Sound Systems: Installed for both indoor and outdoor entertainment.
- Outdoor Lighting: Added lighting under the front porch and for landscape illumination.
- Outdoor motion lighting

Landscaping & Hardscaping

- Landscape Lighting: Enhancements for evening aesthetics.
- Landscaping: Comprehensive landscaping upgrades completed.
- Irrigation Control Panel: New panel installed for efficient watering.
- Stone Work: Redone around the outdoor fireplace for durability and style.
- Patio Improvements: Water rerouting and piping completed with new slats

Interior Upgrades

- Garage: Floor coating applied for enhanced durability.
- Custom Cabinet: New cabinet installed in the main floor en suite.
- Wall Unit: Custom wall unit added in the main floor primary bedroom.
- Lightning detector installed in attic
- Smoke and flood detectors in basement

167 Pinewood Trail

Key Updates

Driveway Maintenance/ Home Protection

- Resealing: Driveway resealed for improved appearance and longevity.
- Shatterproof Film: Installed on all main floor windows for safety and insulation.

Foyer

- Limestone floor
- 20' (2-storey) ceiling height
- Stunning millwork
- Custom, solid wood door with sidelights
- Double coat closets
- Dramatic wrought iron chandelier (included)

Living Room

- Hand scraped engineered hickory plank floors
- 10' ceiling height
- Gas fireplace with porcelain surround
- Tray ceiling design
- Pot Lights
- Oversized casement windows overlook front garden
- Hunter Douglas® custom silhouette blinds

167 Pinewood Trail

Main Level

Kitchen

- Hand scraped engineered hickory plank floors
- 10' ceiling height
- Custom Perola® kitchen
- Designer appliances: Subzero® fridge, Dacor® 6-burner gas cooktop, Dacor® dual ovens, Bosch® dishwasher, Marvel® wine fridge, microwave
- Honed granite countertops
- Marble backsplash
- Centre island with 2 pendant lights
- Overlooks family room and breakfast area
- Crown moulding
- Pot lights

167 Pinewood Trail

Main Level

Breakfast Area

- Hand scraped engineered hickory plank floors
- 10' ceiling height
- Coffered ceiling
- Exposed brick wall detail
- Floor-to-ceiling and wall-to-wall windows overlook swimming pool and hot
- Glass door walk out to covered stone patio with fireplace •

Custom wall cabinet (included)

- Chandelier (included)
- Recessed lighting

Mudroom

- Limestone floor
- 10' ceiling height
- Custom floor to ceiling built in cabinets
- Built in bench
- Solid wood entrance door from front yard
- Entrance from heated, 2-car garage
- Crown moulding

167 Pinewood Trail

Main Level

Master Bedroom

- Hand scraped engineered hickory plank floors
- 16' ceiling height
- Cathedral ceiling
- Glass door with transom opens to pool and patio
- Huge dressing room with custom organizers and washing Maytag® front load washing machine/dryer
- Exposed brick wall detail
- Chandelier (included)
- Custom Hunter Douglas® blinds

167 Pinewood Trail

Main Level

Master Ensuite

- Radiant heated Marble floor
- Perola® custom vanity
- Quartz counter top with double sink
- Free standing tub
- Water closet with Parcher® toilet
- Oversized shower with glass door enclosure, rain shower head and hand held shower
- Marble shower bench
- Hunter Douglas® custom blinds
- Chandelier (included)
- Pot lights
- Crown moulding
- Marble floor tiles
- Glass shower – marble with rain shower head and hand held

Powder Room

- Radiant heated, marble floor tiles
- Quartz countertop
- Parcher® toilet
- Crown moulding
- Chandelier (included)

167 Pinewood Trail

Upper Level

Office

- Hand scraped engineered hickory plank floors
- Velux® self-cleaning sky lights (2). Note: One skylight opens
- Pot lights

Bedroom 2

- Hand scraped engineered hickory plank floors
- Two large windows overlook side garden
- 4-piece ensuite
- Walk-in closet with custom organizers

Bedroom 3

- Hand scraped engineered hickory plank floors
- Large, casement window overlooks back garden and pool
- 4-piece ensuite: radiant heated marble floor, marble shower tiles, Perola® vanity, marble counter top
- Double closet with custom built ins
- Crown moulding
- Pot lights

167 Pinewood Trail

Upper Level

Bedroom 4

• Hand scraped engineered hickory plank floors

• Picture window overlooks back garden and pool

• 4-piece ensuite: radiant hated marble floor, glass shower enclosure with marble shower tiles, shower bench, Perola® vanity, marble counter top and crown moulding

• Walk in closet with custom organizers

• Crown moulding

• Pot lights

Laundry

• Marble floor tiles

• Marble counter top

• Built in cabinets

• Acrylic sink

• LG® front load washing machine and dryer

Also on upper level: reflective ceiling lighting in upper hall, furnace

Radiant in-floor heating throughout

167 Pinewood Trail

Lower Level

Media Room

- Napolean® gas fireplace with porcelain tile surround
- Built-in cabinets
- Pot lights
- Open concept: overlooks lounge and recreation room

Lounge/Recreation Room

- Laminate floor
- Bar
- Ping Pong table (included)
- Samsung® stainless fridge with water dispenser and icemaker
- Samsung® dishwasher
- Wine fridge
- Pot lights

Games Room

- Laminate floor
- Pool table (included)
- Chandelier (included)
- Windows
- Pot lights

167 Pinewood Trail

Lower Level

Excersie Room

- Laminate floor
- Pot lights

Bedroom 5

- Laminate floor
- Window
- Double closet with custom organizers
- 4 piece ensuite with marble floor and shower tiles, oversized glass enclosed shower

Also on lower level: Exit to garage, cold cellar, large well windows with armourstone accents, washroom, storage wall cabinet

167 Pinewood Trail

Outdoor Space

• Covered terrace off family room with stone fireplace, cedar ceiling, ceiling fans and pot lights

• Fiberglass in-ground pool (new) with salt water system, 3 LED waterfalls (3' in length), 4 deck jets, safety cover

• Entertainment cabana with fridge, bar, granite counters, TV, wireless speakers, skylights, propane fireplace (excluded)

• Freestyle 6-person hot tub features Bluetooth subwoofer, Bluetooth speakers, lights, waterfall

• Outdoor Weber® kitchen

• Landscape lighting that is fully wired for smart home technology

• Storage shed

• New fencing

167 Pinewood Trail

Notable extras: Entire home is wired for smart audio, hot water heater (owned),

2 furnaces, 2 air conditioners, 2 laundry areas, solid wood internal doors with 4 hinges, separate entrance into lower level, radiant heated floor in entire lower level and in all baths, heated garage, surround sound, roughed in stereo and camera system, digital security camera (RING), 220-amp electrical service

Inclusions: All existing: premium appliances, light fixtures, window coverings, bathroom mirrors. 6 televisions in total 2 outdoor, 2 basement, 2 upper bedrooms, pool table, ping pong table, storage shed, all pool equipment and pool safety cover

Exclusions: TV in family room, fire pit in outdoor cabana



Heather Dousett
Sales Representative
647.462.1083
heather.dousett@sothebysrealty.ca
sothebysrealty.ca



Paul Krush
Sales Representative
416.804.8010
paul.krush@sothebysrealty.ca
sothebysrealty.ca

E.&O.E.: This information is from sources which we deem reliable but must be verified by prospective purchasers and may be subject to change or withdrawal. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada Brokerage is Independently Owned And Operated.