



# 16 Glamorgan Court

Unionville



## SPECTACULAR REMODELLED HOME WITH SLEEK MODERN STYLE

Located on sought after Glamorgan Court in prestigious Unionville. The home is situated on a small cul-de-sac and backs to Glamorgan Park offering the ultimate in privacy. Enjoy the amenities of Unionville including shops, restaurants, pubs, art galleries & Toogood Pond. This area has a great reputation for exceptional schools. This truly is a wonderful place to call home!!!

Presented By: **Roger Kortschot** Sales Representative

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This Four Bedroom home is a beautifully built masterpiece with exceptional attention to detail, luxurious solid wood and stone features and quality hand crafted workmanship. Stunningly designed this one-of-a kind home truly has a unique character. Situated on a 114.82 foot deep lot featuring a professionally designed backyard oasis with Koi pond, wooden bridge and waterfall. The interior of the home boasts an open concept living space - great for entertaining!



## *Main Level*



### *Foyer 4.75 x 4.35 m*

The foyer is an elegant and inviting space as you enter this magnificent home. The impressive oversized front door leads to travertine floors, beautiful artwork and a sleek stylish oak staircase with stainless steel railing.

### *The Living Room 9.25 x 3.95 m*

The Living room has a fabulous open concept design with travertine floors, pot lights, custom maple trim and a marble surround wood-burning fireplace. This huge space extends over 9 metres (30 feet) with large windows on either end making this room very bright and open.



### *Dining Room 4.30 x 3.80 m.*

The dining room is located adjacent to the kitchen and is the perfect formal dining space. The room features travertine floors, a large picture window and maple custom trim.

## *Kitchen 3.90 x 2.80 m.*

This custom gourmet kitchen has granite counters, deep solid wood cabinets with custom pullout drawers, undermount stainless steel double sink, designer faucet, potlights and travertine floors. The top-of-the-line stainless steel appliances include an oversized Amana Fridge with freezer drawer, Bosch built-in wall oven, a Bosch glass cooktop, retractable rangehood, Bosch built-in dishwasher and built-in Microwave.



## *Breakfast Area 3.90 x 3.50 m.*

A sundrenched greenhouse breakfast area has gorgeous views of the backyard and park. The room features a breakfast bar, travertine floors, walk-in pantry, bay window and walkout to patio.





### *Family Room 5.50 x 500 m.*

The separate family room is located at the front of the home with wide travertine stairs leading to oak hardwood floors. The room features built-in bookcases, a beautiful fireplace with marble surround, loads of windows, pot lighting and in floor accent lighting.

### *Laundry Room*

The laundry room has loads of built-in cabinets, a built-in laundry sink and includes a stacking washer and dryer. The room also functions as a mud room with large closet and entry from the garage as well as an exterior door.



### *Upper Level*



### *Master Retreat 7.55 x 6.50 m.*

The master bedroom retreat is tastefully decorated and features newer broadloom, a spacious main room with a lounge/seating area, maple trim and frosted glass doors, pot lights, stunning oversized windows overlooking the backyard. The master also has a walk-in closet and 4pc ensuite with a soaker tub and separate glass enclosed shower.





### *2nd Bedroom 3.75 x 3.35 m.*

The 2nd bedroom has wood flooring, maple trim and custom doors, double closet, large bright window.

### *3rd Bedroom 3.75 x 3.50 m.*

The 3rd bedroom has newer broadloom, maple trim and custom doors, double closet, large bright window.



### *4th Bedroom 4.05 x 4.00 m.*

The 4th bedroom has wood flooring, maple trim and custom doors, double closet, large bright window.

### *Bathroom*

Renovated 4-pc bath with granite countertop, soaker tub, travertine floors / surround and glass door.





### *Office Area 4.50 x 2.45 m.*

This area has laminate flooring and French doors leading to the recreation room.

### *Recreation Room*

*7.80 x 4.95 m.*

The recreation room has an open concept design with newer broadloom and an above ground window.



### *5th Bedroom*

Wall to wall broadloom, walk-in closet and above ground window overlooking the backyard.

### *Garage*

Triple car garage with hydraulic car lift that lowers a car below floor level  
Unbelievable!!!



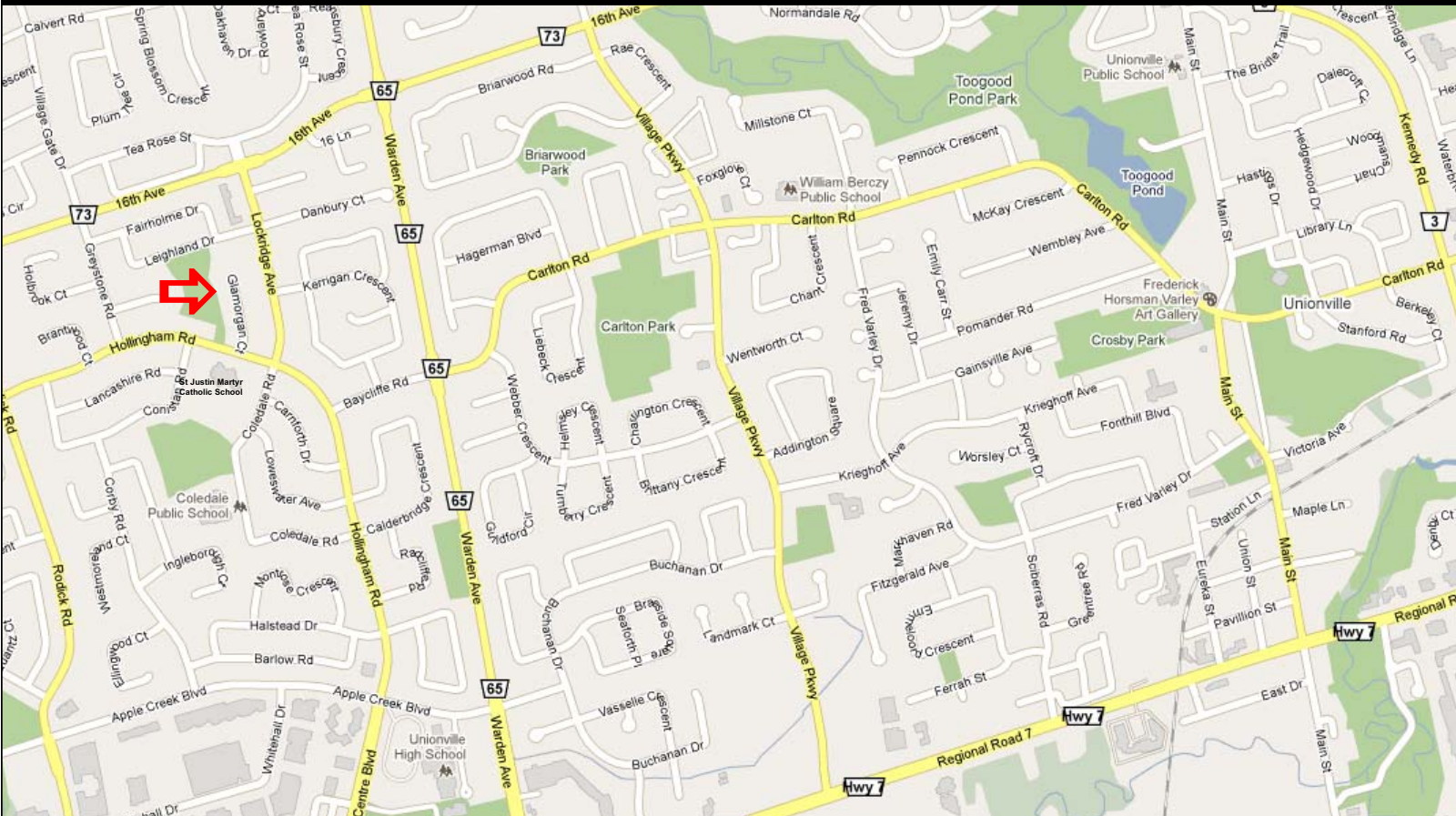
# Extras and Upgrades

- Huge solid wood entry Door
- Luxurious Travertine Flooring throughout main level
- Granite Countertops in kitchen and bathrooms
- Custom Wood Kitchen Cabinets with deep pullout drawers
- The top-of-the-line stainless steel Appliances including an oversized Amana Fridge with Freezer drawer, built-in wall Oven, a Bosch glass Cooktop, retractable Rangehood, built-in Dishwasher and built-in Microwave.
- Breakfast Bar with custom stools
- Washer and Dryer included
- Forced Air Gas Furnace
- Central Air Conditioning Unit
- 200 Amp, Circuit Breakers & Copper wiring
- Pot lights throughout, Electric light fixtures and in-floor lighting
- Two Fireplaces with Stone surrounds
- Window coverings included
- Newer Broadloom where laid
- Oversized ensuite with soaker tub and separate glass shower
- Deluxe taps and plumbing fixtures
- Solid oak spiral staircase to second floor with stainless steel railing
- Triple car garage with garage door openers and remotes, entry to the house, below floor level Hydraulic car lift to park additional car
- Beautiful property backing to Glamorgan Park





# 16 Glamorgan Court Unionville



Lot Size 49.87 x 114.82 Feet

Taxes: \$5,508 (2009)

Offered at: \$898,000.00

Your Community REALTY™

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For more information, please Contact

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