

FEATURES

713094 1st Line, Mono



Schools: Island Lake Public School or St. Benedict Elementary School, Orangeville District Secondary School or Robert F. Hall Catholic Secondary

Features

- 2 Storey
- 4+1 Bedrooms
- 2 Car Garage with Electric Garage Door Opener
- Covered Front Porch
- Large Foyer With Vaulted Ceiling
- 9 Foot Ceilings on Main Level
- Great Room with Feature Wall & Stone Gas Fireplace
- Great Room with Hardwood Flooring
- Formal Dining Room with Hardwood Flooring
- Gourmet Eat-In Kitchen
- Centre Island with Wine Fridge
- Breakfast Bar with Pendant Lights
- Stainless Steel Appliances
- Walk Out to Private Deck From Kitchen
- 2 Piece Powder off Kitchen
- Access to Home from Garage
- Master Suite with 5 Piece Ensuite complete with Tiled Shower & Soaker Tub
- Master Suite with Hardwood Flooring (7 years)
- Bedroom 2 currently used as Master Walk-In Closet
- Upper Level Laundry
- Finished Lower Level with Above Grade Windows
- Additional Bedroom with 3 Piece Ensuite on Lower Level
- Perennial Gardens
- Large Back Deck
- Garden Shed
- Alarm System Rental
- Hot Water Tank Rental

ADDITIONAL FEATURES

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Features Continued

- Central Vacuum
- 200 Amp Panel
- Vanee
- Central Air Conditioning
- Roof 2018
- Water Softener
- Sump Pump with Battery Back-Up

Include: fridge, stove, dishwasher, built-in wine fridge, washer, dryer, all electrical light fixtures, all window coverings, garage door opener with 2 remotes, hot tub (“as is” condition)

Exclude: TV Mounts

ROOM SIZES (ft)

Main Level

Great Room: 19.42 x 19.81
Kitchen: 21.85 x 13.45
Butler’s Pantry: 6.75 x 4.69

Dining: 20.83 x 12.60
Office: 12.13 x 13.48
Foyer: 16.63 x 6.26

Upper Level

Master: 17.42 x 12.89
3rd Bdrm: 12.00 x 13.50
Laundry: 2.56 x 1.77

2nd Bdrm: 11.45 x 10.26
4th Bdrm: 12.17 x 13.48

Lower Level

Rec Rm: 21.45 x 19.16
Exercise Rm: 9.77 x 14.27

Sitting Rm: 13.09 x 11.45
5th Bdrm: 10.92 x 11.97

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