

FEATURES

22 Headwaters Lane, Mono



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

Features

- 2,232 sq.ft
- **Brick & Stone Exterior**
- **3 + 1 Bedrooms**
- **3 Car Garage**
- **Covered Front Porch**
- **Large Foyer With Double Closets**
- **2 Piece Powder Room Off Main Foyer**
- **Main Floor Laundry with Access to Garage**
- **Hardwood Floors & Pot lights on Main Level**
- **9 Foot Ceilings Throughout Main Level**
- **Great Room with Vaulted Ceiling and Stone Gas Fireplace**
- **Formal Dining Room**
- **Gourmet Kitchen with Granite Counters & Breakfast Bar**
- **Stainless Steel Fridge, 6 Burner Gas Range, Dishwasher, Wall Ovens & Warming Tray, Range Hood**
- **Under Cabinet Lighting in Kitchen**
- **Bright Breakfast Area With Walk-Out to Private Deck**
- **Main Level Master Suite With 5 Piece Ensuite & Walk-In Closet**
- **Bedroom 2 & 3 with 5 Piece Semi-Ensuite**
- **Huge L-Shaped Finished Lower Level Rec Room With Kitchenette & Walk Out To Yard**
- **Kitchenette with Custom Backsplash**
- **Lower Level with Laminate Floors**
- **4th Bedroom on Lower Level With Above Grade Windows**
- **Interlock Patio**
- **Perennial Gardens**
- **Mature Trees**
- **Backs onto Conservation Lands**
- **Alarm System (Monitoring Separate)**

ADDITIONAL FEATURES

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Features Continued

- Central Vacuum
- Central Air Conditioning (Owned)
- Septic Drawing Available
- Hot Water Tank (Rental)
- Furnace (Rental)

Inclusions: fridge, gas range, double wall oven, dishwasher, washer, dryer, central vacuum with attachments including power head, all window coverings, all electrical light fixtures (with exceptions below), alarm system (monitoring separate), central air conditioner, electric garage door opener(s), water softener

Exclusions: light in Dining Room, lights in bedrooms 2&3, basement fridge, surveillance doorbell

ROOM SIZES (ft)

Upper Level

Great Room: 13.02 x 18.80
Kitchen: 24.41 x 13.09
Master: 16.47 x 14.96
3rd Bdrm: 11.48 x 13.98

Dining: 16.44 x 12.69
Laundry: 11.02 x 12.11
2nd Bdrm: 11.02 x 12.53

Lower Level

Rec Room: 27.92 x 47.01
4th Bdrm: 19.13 x 11.12

Kitchenette: 13.32 x 10.83
Storage: 18.99 x 10.96

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