

# 71 Fairview Ave Whitechurch-Stouffville, Ontario

## Features Sheets

### EXTERIOR

- Brick Finish
- Updated Weeping Tiles And Exterior Foundation Waterproofing All Around
- Cross Joist Bridging Ceiling Frame

### FRONTYARD

- 60 Feet x 133 Feet
- Concrete Front Entrance
- Private 7 Cars Parking Spaces

### BACKYARD

- Private Oasis Backyard
- 12 Feet Octagon Cedar Gazebo
- Customs Large Wood Deck with Metal Railing
- Garden Shed

### MAIN FLOOR

- Newer Vinyl Windows and Casing
- Floral Wrought Iron Double Entrance Doors
- Smooth Ceiling Throughout
- Customs Crown Moulding Throughout
- Newer Oak Staircase, Oak Railing With Wrought Iron Railing
- Oak Hardwood Floor Throughout
- 5.5" Baseboard Throughout

### KITCHEN

- Modern Gourmet Kitchen
- Customs Tall Kitchen Cabinet Up To Ceiling
- Customs Built Cabinetry
- Granite Countertop with Double Under-mount Sink
- Pull-out Faucet
- Built-In Soap Dispenser
- Drinking Water System
- Granite Backsplash
- Stainless Steel Customs Built Range Hood
- New Stainless Steel Double Door Refrigerator
- Newer Stainless Steel Built-in Dishwasher
- Newer Stainless Steel 6 Burners Gas Stove With Grill

## **DINNING ROOM**

- Large Windows
- Oak Hardwood Floor
- Smooth Ceiling
- Crown Mouldings
- Walk Out to Backyard

## **LIVING ROOM**

- Picture Windows Overlooking Front Yard
- Oak Hardwood Floor
- Crown Mouldings
- Smooth Ceiling

## **MAIN BATHROOM**

- Quartz Top Vanity
- Porcelain Floor Tile
- Large Wall Tile Wrapped Around Bath Tub Area
- Customs Built Cabinets
- Stainless Steel Faucet
- Customs Crown Moulding
- Wall Decorative Niche

## **LAUNDRY ROOM**

- Above Grade Window
- Front Load Blue Stainless Steel Washer & Dryer
- Large Laundry Sink with Pull-out Faucet and Spray
- Lower and Upper Laundry Cabinets
- Porcelain Tile

## **MASTER SUITE**

- Oak Hardwood Floor
- Solar Shades
- Customs Curtain
- Customs Wall Lights

## **2<sup>ND</sup> BEDROOM**

- Triple Large Windows
- Built-In Closets & Shelving

## **3<sup>RD</sup> BEDROOM**

- Large Windows

## **BASEMENT**

### **2<sup>ND</sup> BATHROOM (Basement)**

- Newly Renovated
- Full Glass Enclosure Shower
- Rain Shower Head with Massage Control
- Custom-designed Corian Vanity with
- Porcelain Tile Floor

### **BEDROOM/ENTERTAINMENT AREA**

- Gas Fireplace
- Engineering Wood
- Above Grade Windows

### **FURANCE ROOM**

- High Efficiency Furnace (Owned)
- Water Softener System (Owned)
- Humidifier (Owned)
- 2 Years New Hot Water Tank (Owned)