

# 12 Brownlea Avenue • Property Features

## GENERAL AND AREA FEATURES

- Newer construction (2016) with many updates throughout
- 2,314 sf above grade with an additional 1,021 sf below grade (3,335 sf of total living space)
- 4 bedrooms, 4 ½ bathrooms
- Ideally located within a 10 min walk to Weston UP/GO Train Station (14 min UP Train ride to Union Station) and easy access to all major highways
- Steps to the Humber River and surrounding parkland, near Lions Club tennis, pickle ball, pool and hockey arena and Raymore Park with dog park, playground, baseball diamond and trails
- Catchment for good schools - St. Eugene and St. Demetrius
- Near Crossroads Plaza with all major amenities and new Costco

## MAIN LEVEL FEATURES

- Functional, open concept floor plan with 9' ceilings
- Wide-plank hardwood floors and pot lights throughout
- Welcoming foyer with new front tiles (2022) and walk-in closet with new shelving system (2022)
- Dining space with large windows and modern chandelier
- Living room with wall-to-wall windows overlooking backyard
- Massive chef's kitchen with new centre island (2022), quartz counters, subway tile backsplash, pendant lighting, under mount sink with Delta touch faucet with pull down-sprayer, plenty of storage and updated stainless steel appliances including Frigidaire induction digital oven (2024), Bosch dishwasher (2022) and GE Cafe fridge
- Renovated powder room (2022) with new lighting, tiles, insulation, vanity and toilet

## SECOND LEVEL FEATURES

- Wide-plank hardwood floors throughout
- Hunter ceiling fan fixtures with remotes in all bedrooms (2023)
- Primary retreat with a spacious walk-in closet with built-in shelving, Juliette balcony with aluminum railing, large windows overlooking backyard, pot lights and spa-like six piece ensuite with double vanity, soaker tub, oversized, glass enclosed shower with two shower heads and pot lights
- Second bedroom with double closet, large window overlooking the front yard, supplementary 1000w baseboard heater and modern four piece ensuite
- Third bedroom with large window overlooking front yard, large closet and semi-ensuite four piece bathroom
- Fourth bedroom (presently being used as an office) with built-in desks and storage cabinets (2023), double window, double closet and modern four piece semi ensuite bathroom
- Convenient laundry area with Maytag front-loading washer and dryer (2022), built-in shelves and marble tile floors

## LOWER LEVEL FEATURES

- New wide-plank 8mm luxury vinyl floors with DMX 1 Step 2.0 under-padding throughout (2024)
- New insulation and electrical outlets (2024)
- Massive recreation room with custom, built-in, wall-to-wall storage units and above grade windows
- Updated 3 piece bathroom with new fixtures and vanity (2024)
- Walk-in pantry at lower level landing
- Utility room and double closet for added storage

## GARAGE FEATURES

- Garage insulated garage door & new framing (2024)
- Chamberlain 3/4 HP ultra-quiet belt drive smart garage door opener with battery backup, keypad and two openers (2024)
- UFO garage infrared heater 240V hardwired with remote (2023)
- Gorilla Rack industrial metal shelving (2023)
- Checkered tile flooring (2019)
- Direct access from garage to home

## EXTERIOR FEATURES

- Fully fenced-in backyard with locks for both gates
- Full backyard renovation (completed in 2024) including new composite deck with aluminum railing and in-floor lighting, interlocking patio, new fence, retaining wall, new trees and perennials, synthetic grass and gas line for BBQ and natural gas Napoleon gas fire pit
- Hunter underground smart water sprinkler system with home-specific weather station (Wi-Fi/app enabled)
- in-lite outdoor smart lighting system (Wi-Fi/Bluetooth enabled)
- Weeping tiles along house and entire property, waterproofing along three sides of house, French drain in backyard
- Spacious Lifetime walk-in shed on new concrete pad
- Leaf gutter guards (2024)
- Stamped concrete landing in front of home
- Driveway widened to accommodate 5 cars
- \$195,000+ total cost

## ADDITIONAL FEATURES

- Electrolux central vacuum
- New owned 50 gallon water heater (2024)
- Scalesweeper water descaler (2024)
- Sump-pump with backup battery (2024)
- Ecobee smart thermostat with Amazon Alexa and Apple Home kit (2024)
- Privacy & UV window screens upstairs (2023)
- Armstrong air conditioning unit/central air (2023)
- AprilAire humidifier for central air (2023)
- New washroom fans with humidity sensors for all washrooms (2023)
- Updated main level lighting (2022)
- Backflow preventer (2022)
- New tiles in foyer and lower level landing (2022)
- Fibre optic cable for Bell service (2022)
- Fujitsu wall mounted air conditioner and heat pump with Wi-Fi and remote (2022)
- Touch screen security system (Telus) with remote app and additional security cameras (front and back of house) (2019)
- Furnace (2016)
- Roof (2016)