

## 1253 Woodland Ave- Features List

### Exterior Features

- 100 x 200 Private lot on prime Woodland Ave
- 4800 square feet custom build plus basement
- Gibson Concrete Pool & Hot Tub with new salt system, pump & heater
- Professionally landscaped gardens with mature trees and perennials
- Large circular driveway with parking for 8 cars
- Over-sized double car garage with storage and buffed cement floor
- Interlock drive-way with stone steps and walkway
- Newer retaining wall with armour stone
- 2 Chimneys rebuilt
- Newer garage Floortex floor by <http://www.garageliving.com>
- Furnace (2020)
- New AC condenser (2019)

### Second Floor

- Three Bathrooms
- Five generous sized bedrooms
- High Ceilings
- Pot Lights
- Separate master retreat with ensuite bathroom, large walk-in closet
- Walk-out to balcony

### Main Floor

- Family room with two storey stone fireplace and hardwood floors
- Multiple walk-outs to gardens
- Main floor laundry room with storage and door to garage
- Separate dining room with hardwood floors, large window
- Living room with fireplace and hardwood floors, large windows
- 10 foot high and vaulted ceilings
- Pot lights
- Grand entrance
- Two powder rooms

### Basement

- Fully finished with walk-up
- Wet bar with custom cabinetry and granite counter tops
- High ceilings
- Large games room with pool table
- Wine Cellar
- Lots of storage
- Renovated 3 piece bathroom