



232 Cedar Pond Road

Carp



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Expansive executive class quality built bungalow. This sun-filled open concept design is crafted by some of the best craftsmen, using the finest of materials. Attention to detail & substantial upgrades throughout this 3+1 bedroom, 3 bath home. Scrumptious culinary kitchen with an abundance of cabinetry, thick stone counters, pantry & large island with breakfast counter. Features a spacious living room with gas fireplace & wall of windows, a dinette with patio doors leading to the 3 season screen deck that features a gas fireplace. Main floor office, an oversized Primary bedroom with luxurious spa ensuite bath & walk-in closet. Main floor laundry & mud room. Walk-out basement professionally finished, has a high ceiling, big bright windows, a 4th bedroom, recreation room & storage room. Oversized 3+ car insulated & heated garage features basement level 3 car garage (2 level garage) offering storage for all your toys. Professional landscaping includes, extensive paved areas, elaborate covered stamped concrete patio, walkways, perennial gardens, ornamental shrubs & hot tub. Located on a premium size estate lot on a quiet street within McGee Meadow Estates. Close to all local amenities and easy access to the 417 and the park and ride.



PROPERTY FEATURES

- Executive Class Bungalow
- Open Concept Design
- 3+1 Bedrooms, 2.5 Bathrooms
- Gorgeous Culinary Kitchen
- Spacious and Bright Living Room with Gas Fireplace
- 3 Season Sun Room with Gas Fireplace
- Spacious Primary Bedroom with Luxury Ensuite Bathroom & Walk-in Closet
- Professionally Finished Basement with Walk-out
- Professionally Landscaped
- Located on a Premium Lot



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Property Inclusions:

- Fridge
- Built in oven
- Cooktop
- Hood Fan
- Dishwasher
- Microwave/Speed Oven
- Wine Fridge
- Washer & Dryer
- TV Wall Mounts
- Auto Garage Door Opener & Remotes
- Hot Tub

Exclusions:

- Fridge in garage



Room Dimensions:

Main Level:

- Foyer 9'6" x 7'3"
- Living Room 25'5" x 16'7"
- Dining Room 17'10" x 14'7"
- Kitchen 14'10" x 11'5"
- Sun Room 14'10" x 11'9"
- Office 10'4" x 10'3"
- Mud Room/Laundry 17'9" x 16'4"
- 2pc Bathroom 6'1" x 5'11"
- Primary Bedroom 18'2" x 13'0"
- 5pc Ensuite 11'9" x 9'11"
- Walk in closet
- Bedroom 14'8" x 12'10"
- Bedroom 14'11" x 13'1"
- 4pc Bath 9'11" x 6'11"

Basement:

- Rec Room 55'7" x 22'1"
- Bedroom 18'1" x 14'6"
- Storage 27'9" x 17'2"
- Utility 40'0" x 20'4"

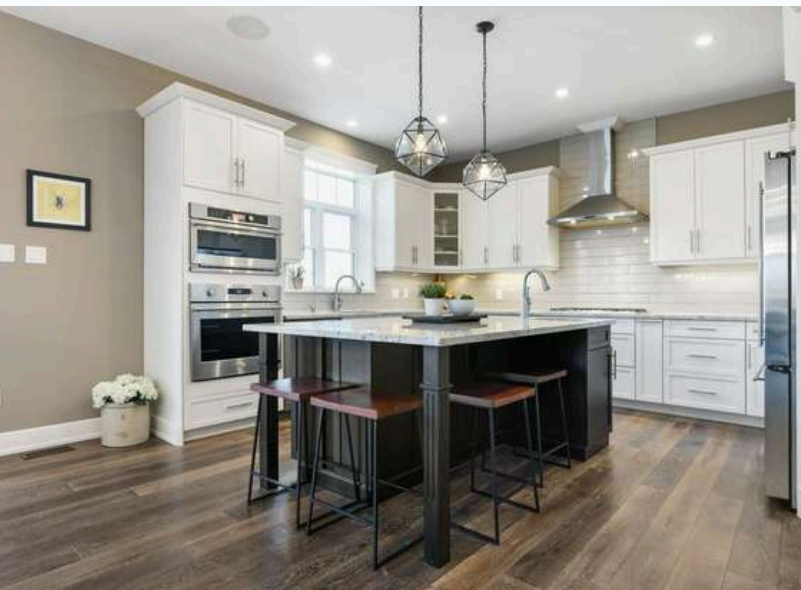


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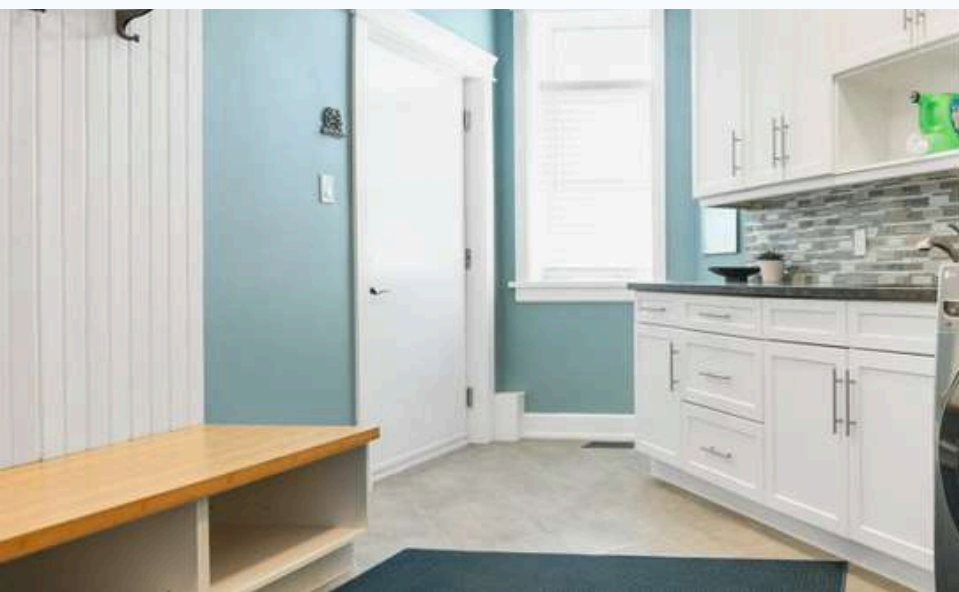
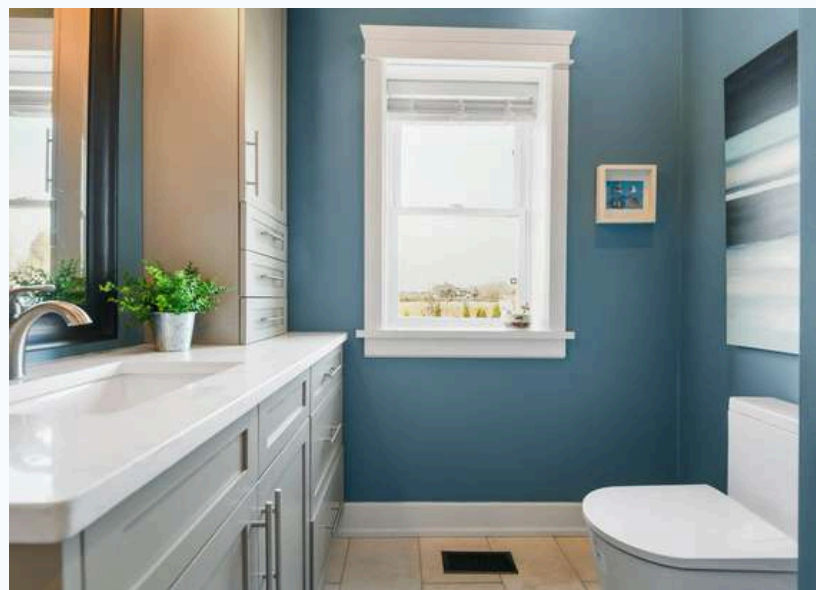
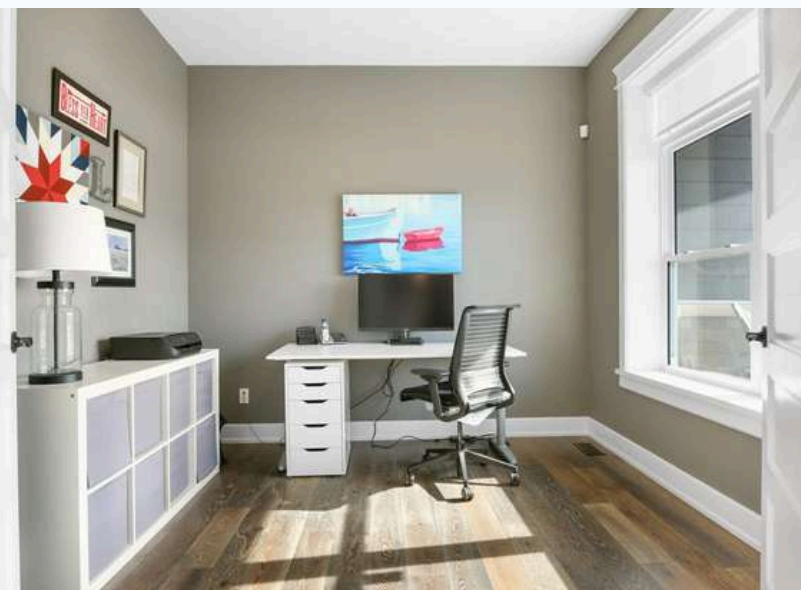


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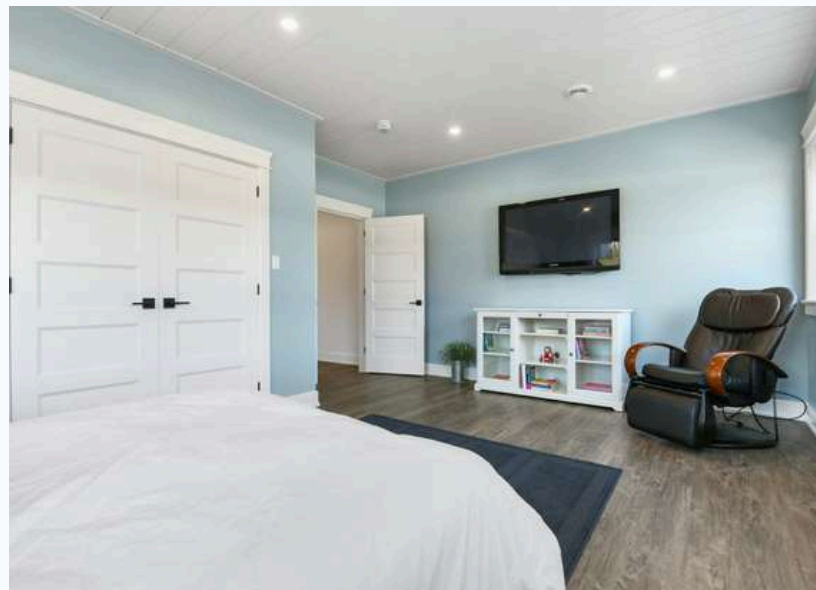
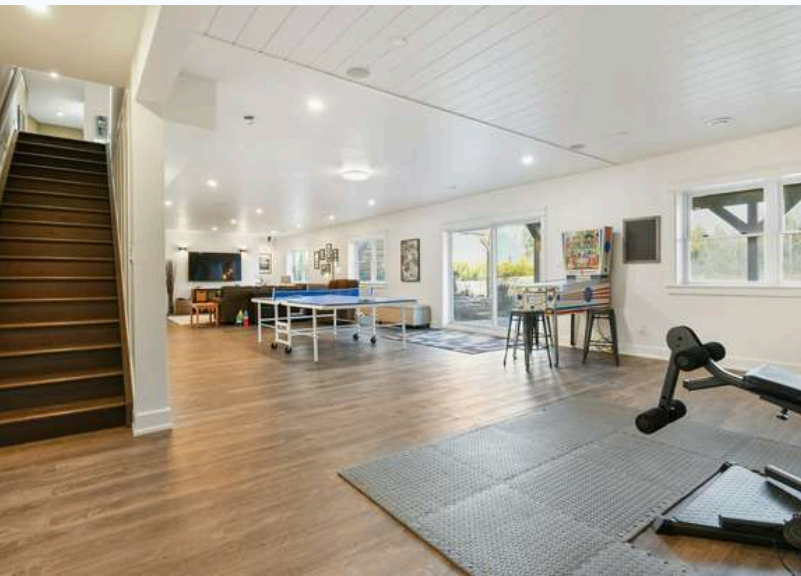


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UPDATES & FEATURES

- Paved Driveway 2022
- Hot Tub Pergola 2020
- Furnace 2016
- A/C 2016
- Roof 2016
- Central Vac rough-in
- Basement Bathroom rough-in
- Speakers throughout rough-in



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FLOORPLANS

Main Floor Exterior Area 2784.12 sq ft
Interior Area 2558.52 sq ft
Excluded Area 1015.61 sq ft





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FLOORPLANS

Basement (Below Grade) Exterior Area 2563.41 sq ft
Interior Area 2361.55 sq ft
Excluded Area 991.17 sq ft



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