

Welcome to 3300 Uplands Road

features

Modern French Country architectural style Custom-Build in 2003 by Citta Construction.

$\frac{3}{4}$ inch solid cherry wood floors throughout main floor.

New engineered red oak flooring throughout upper bedroom level.

Cork floors through lower level.

Extensive crown millworks and window casings throughout.

High efficiency, natural gas Fireplaces in living room, family room and games room.

French Doors from Dining Room, Professional Office, Primary Bedroom and Games Room.

Upstairs, the Primary Bedroom encompasses the south wing, with a private deck overlooking the backyard. 4 more bedrooms, each with a walk-in closet and ensuite bathroom, are located in the north wing.

Downstairs are two more bedrooms on either side of the games room area that opens up via French Doors to a sunken courtyard surrounded in granite.

You will find a wet bar, gym, wine cellar, storage room, utilities room and another bathroom located on the lower terrace, as well.

Double-glazed wood sash windows made by Loewen.

Geo thermal, in floor heating throughout.

Two 286 Litre hot water tanks: pre-heated with circulation pumps

Monitron electric boiler

Concrete tile roofing.

Hydro Rainbird irrigation system encompassing all the gardens and lawns in 6 zones

The 4 Bay garage offers an abundance of cabinetry, heated floors and surprisingly it is built to accommodate a second level.

Easy side yard access for development of the addition of a pool, auxiliary building or both.

Site coverage is currently at 7.55% with allowable at 25%.

Massive interlocking brick driveways and meandering perimeter pathways.

Various extended-outdoor living areas for all ages.

Backyard is totally fenced and includes mature hedging along fence lines.

1.33 Acre of grounds afford rare, useable space and extreme privacy.

Come discover this canvas that waits for you to create your desired home-setting installments or simply enjoy a parklike setting from every window.

Thank you for visiting and taking the time to tour **3300 Uplands Road**.

Best regards,

Cathy Duncan

Cathy Duncan & Associates

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PREC - Pemberton Holmes