

## Features & Finishes ~ 4072 Highland Park Drive, Beamsville

- Custom Built 2009
- Builders Own Home
- Carefully Designed & Quality Built
- Raised Bungalow Offering 5,500 Square Feet Over 2 Levels
- 2 Bungalows in 1 3,000 SF Main 2,500 SF Ground
- Private Entrances
- 1/3 Acre - 68'x250' Ravine Lot
- Partially Wooded

### Exterior

- Timeless Brick in Winchester
- Hand Selected Natural Stone
- Wrought Iron Rails
- Limestone Accents
- Double Garage with Inside Entry + Transom Windows
- Driveway Parking for 6 Cars refinished 2023
- Covered Rear Stamped Concrete Patio with Built-In Speakers
- Professionally Landscaped
- Sprinkler System
- Juliette Balconies
- Decorative Copper Window Overhang
- Above Grade Private Entrances

### Interior

Open Floor Plan Offers Views From Many Standpoints

#### Floors

- Maple Hardwood 4" planks
- Slate Entrance Tiles

#### Ceilings & Walls

- Upgraded Crown Moulding, Casings & Trim
- 9' Ceilings on Both Levels
- Recessed 10' Living Room Ceiling
- Upgraded Baseboards
- Rounded Edge Drywall
- Built-In Speakers in Several Rooms
- Vaulted Primary Bedroom Ceiling
- Pot Lights

#### Windows & Doors

- Pollard Windows
- Many Transom Windows on Both Levels
- 10' Arched Window in Primary with Juliette Balcony Garden Doors
- Separate, Full Above Grade Entrances
- California Shutters or Hunter Douglas Shades on Most Windows & Doors

### Bathrooms

- All 4 Bathrooms feature Maple Cabinets & Caesarstone Counters
- 2 Ensuites with Large Glass Showers
  - 2 Bathtubs
  - Primary Ensuite Double Sinks & Separate Dressing Vanity, Separate Jetted Tub, Water Closet with Bidet, Heated Floors

### Laundry

- Main Level - with Cabinetry & Large Window
- Ground Level - Existing Laundry Tub

### Kitchen

- Walk-In Pantry with Window & Built-Ins
- Stainless Gas Stovetop with Grill & Fan
- Built-In SS Microwave, Oven & Dishwasher
- SS Full Size Fridge & Wine Fridge
- Custom Maple Cabinets
- 6' x 4' Centre Island with Sink
- Caesarstone Counters
- Glass tile decorative backsplash
- Insinkerator
- Dinette Flanked by Windows & Garden Doors
- Roughed In Ground Level Kitchen

- Walk-In Hallway Closet with Space for elevator
- Formal Dining Room - Open Concept Offers Many Options for Entertaining
- Gas Fireplace with Stone Surround & Built-Ins
- Large Primary Walk In Closet Featuring window and his/hers Built-In Maple Cabinetry
- 500 Square Foot Unfinished Utility
- 500 Square Foot Garage with Inside Entry
- Potential for an Elevator

