

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
2,000 SF Finished
Lower
- 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
- Concrete Driveway Parking for 6 Cars
- Covered Rear Stamped Concrete Patio with Built-In Speakers
- Professionally Landscaped
- Sprinkler System
- Juliette Balconies
- Decorative Copper Window Overhang
- Above Grade Separate Entrances

Interior

Open Floor Plan Offers Views From Many Standpoints

Floors

- Maple Hardwood 4" planks
- Slate Entrance Tiles

Ceilings & Walls

- Upgraded Crown Moulding
- 9' Ceilings on Both Levels
- Recessed 10' Living Room Ceiling
- Upgraded Trim
- Upgraded Baseboards
- Rounded Edges
- 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
- Separate, Full Above Grade Entrances
- Juliette Balcony Garden Doors in Primary
- 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

Laundry

- Main Level - with Cabinetry & Large Window
- Lower 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 Lower Level Kitchen

- Walk-In Hallway Closet
- Formal Dining Room - Open Concept Offers Many Options for Entertaining
- Gas Fireplace with Stone Surround & Built In Cabinets
- Large Primary Walk In Closet Featuring window and Built-In Maple Cabinetry
- 500 Square Foot Unfinished Utility
- 500 Square Foot Garage with Inside Entry

