

# 764 PETANQUE CRES

NEW PRICE

ORLEANS

OFFERED AT \$1,099,900

5 BEDROOMS | 5 BATHS | EQ HOMES | PROVENCE

Welcome to unparalleled luxury living in this brand new five-bedroom, five-bathroom, EQ built home with over \$60k in builder upgrades. Priced to sell below the current market value, this stunning residence offers the perfect combination of elegance, comfort, and modern convenience.



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# FEATURES



Timeless and sophisticated, this brand new, never lived in EQ built home is Nestled on a quiet street in one of Orleans newest and most prominent developments, Provence. Designed with the modern family in mind, this elegant home has been conveniently upgraded with a finished basement and features 3,411sq. ft of functional living space sprawled across an open concept layout. The main level features a study/office and an oversized mudroom and gleaming hardwood floors. The chef's kitchen is adorned with stylish finishes throughout, from the herringbone tile & white cabinetry to the gleaming quartz countertops and a show-stopping extended island. The Great Room is anchored by an elegant gas fireplace and opens to the dining room that boasts soaring 18ft ceilings and a gorgeous open staircase.



- **Gourmet Chef Kitchen:** Channel your inner chef in the gourmet kitchen, that includes all appliances and features a stunning oversized island, perfect for entertaining guests..
- **Timeless Finishes:** Updated herringbone backsplash and stainless steel hood fan.
- **Mudroom/Pantry:** Versatile room that seamlessly blends functionality with convenience. Serving as both a practical entryway and a pantry, this multipurpose room offers ample storage for outdoor gear and pantry essentials, ensuring organized living at its finest.
- **Upper level:** The upper level of this home is tailored for family comfort and convenience, boasting four spacious bedrooms, three well-appointed washrooms, and a conveniently located laundry room. Two bedrooms feature luxurious ensuite bathrooms, while the remaining two bedrooms share access to a thoughtfully designed Jack and Jill washroom, ensuring optimal functionality for every member of the household.
- **Dining Room:** Experience timeless elegance with lofty 18' ceilings, adorned by a beautiful hardwood staircase and upstairs landing. Perfect for memorable gatherings and cherished moments with loved ones.
- **Main Floor Den:** Whether you need a home office or a quiet retreat, the main floor den offers versatility and functionality to suit your needs.
- **Open Concept Layout:** The main floor boasts an open-concept design, seamlessly integrating the kitchen, dining area, and living room, creating an ideal space for hosting gatherings and creating lasting memories.
- **Finished Basement:** Discover modern comfort in a fully finished basement featuring a spacious rec room, a large unfinished area, a cozy bedroom, and a convenient full bathroom. Enjoy versatile and convenient living in this thoughtfully designed space.
- **Spacious Primary retreat:** with oversized walk-in closet Generous Ensuite w/ double sinks, free standing tub, shower and separate water closet in the primary suite.
- **Hardwood Flooring:** Enjoy the timeless elegance of hardwood flooring throughout the main living areas, adding warmth and sophistication to the space.

# NEARBY ATTRACTIONS



**5 MIN DRIVE**

PLACE D'ORLEANS



**5 MIN WALK**

GISELE-LALONDE



**5 MIN WALK**

MILLENNIUM PARK

# NEARBY ATTRACTIONS



5 MIN WALK

LCBO



5 MIN WALK

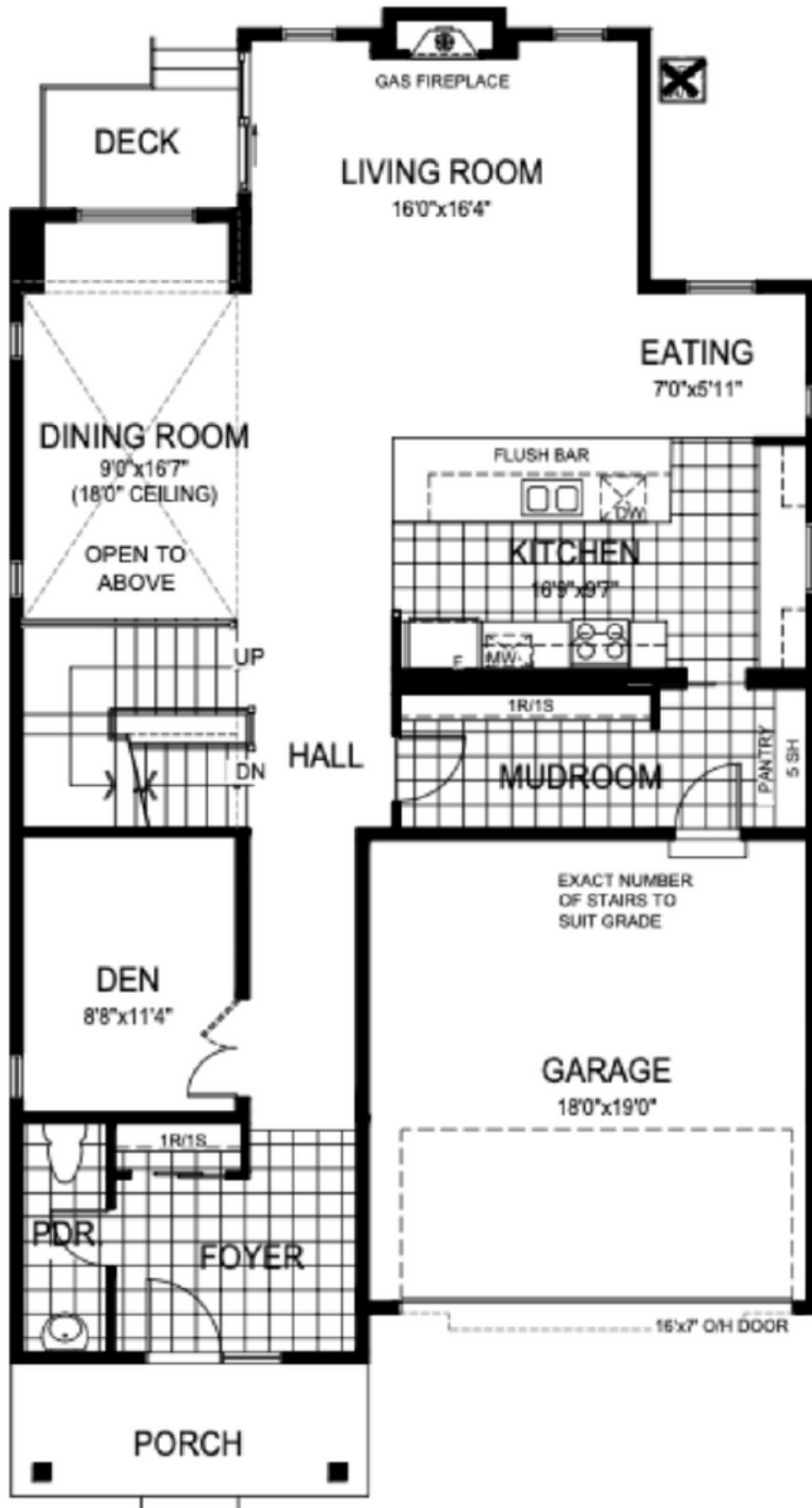
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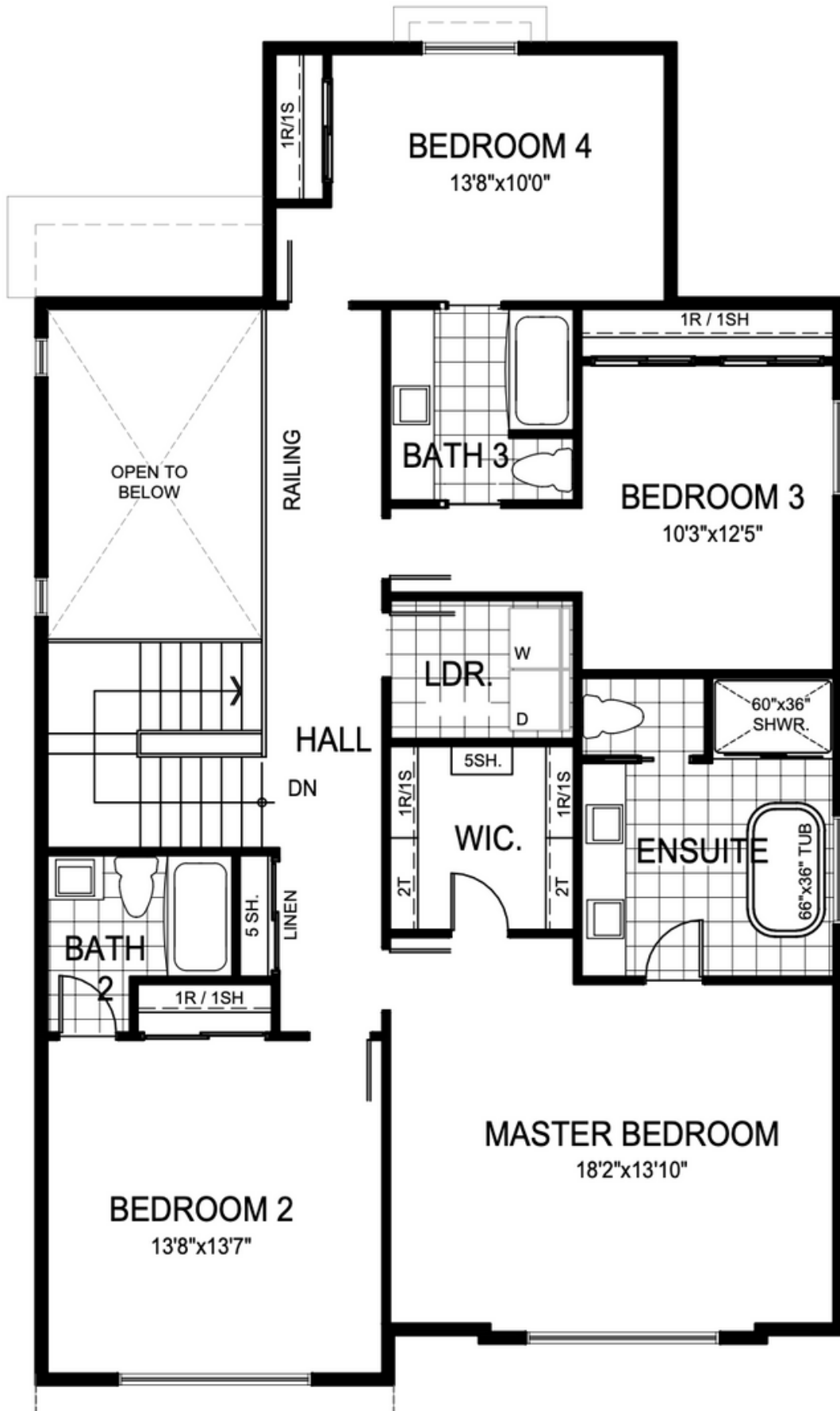
5 MIN WALK

BEATRICE-DESLOGES

# FLOOR PLAN - MAIN



# FLOOR PLAN - UPSTAIRS



# FLOOR PLAN - LOWER LEVEL

