

FEATURES

17 Gord Matthews Way



3 Bedroom, 3.5 Bathroom Townhome in a Family Friendly Neighbourhood

Over \$250,000 Spent in Custom and Builder Upgrades

Convenient, Low Maintenance Living

POTL \$153.11 per month for Community Snow Removal and Waste Removal

Bus to Schools & Walk to Parks, Shopping, Banking and Public Transit

TARION Warranty, Built 2020

EXTERIOR

Appealing Landscaped Front Entry with Garden and Asphalt Extension to Widen Driveway (2022)

Parking for 4 Mid-Size Vehicles in the Driveway (2 wide and 2 deep)

Gorgeous Brick and Stone Exterior with Lovely Raised Covered Front Porch

Beautifully Professionally Landscaped (2023) and Fully Fenced Yard, No Grass for Ease of Maintenance - over \$45,000 Spent on the 16 x12' Pergola with Adjustable Louvered Roof and

Curtains, Mega Techno Bloc Blu Patio Slabs, Polished Waxed Black Mexican Stones, Sensor Light and 5 Pyramidal European Hornbeam Trees, Cedar Trees and Retaining Wall

Single Car Garage with Garage Door Opener and Remotes (2), Additional Crawl Space Storage and Central Vacuum Rough In

Central Air Conditioning System (2021)

MAIN FLOOR

Spacious Foyer with Custom Chandelier and Tilework, Large Closet Storage with Open Staircase with Custom Metal Spindles and Custom Millwork to Draw Your Eye Upwards

Engineered Hardwood Flooring and Stained Oak Staircase with Contemporary Black Spindles

Custom Light Fixtures Throughout and Pot Lights on Dimmers

Custom California Style Shutters Throughout, Ecobee Thermostat (2023)

Bright Living Room with Oversize Windows and Dramatic Custom Millwork Feature Wall

Stunning Custom Fabricated Kitchen with Stylish Tiled Backsplash and Oversized Quartz Waterfall

Island with Comfortable Seating for 4, SilGranit Sink, Built in Soap Dispenser and Pendant Lights

Stainless Steel Appliances (2021 unless otherwise noted) including Samsung Smart Fridge (2024),

Induction Stove, Chimney Style Range Hood, Microwave in Island, Wine Fridge and Dishwasher

Open Concept Dining Area with Patio Slider to the Deck and Landscaped Yard

Family Room features a Gas Fireplace (on a switch) with Sleek Mantle and Shiplap Millwork

Main Floor Powder Room with Custom Vanity with Stone Countertop and Custom Fixtures

Oversize Windows throughout for Bright, Open Spaces

2ND FLOOR

Custom Installed Hardwood Flooring Throughout Bedrooms and Hallway
Bright Principal Suite with Shiplap Feature Wall, Custom Light Fixture Spacious Walk In Closet and 5 pc Ensuite with Custom Double Vanity, Built In Tub and Upgraded Glass Shower Enclosure with Custom Rain Shower and 2nd Shower Faucet and Custom Bathroom Fixtures and Tilework
2nd Bedroom with Millwork Feature Wall, Walk in Closet and Shared Ensuite
3rd Bedroom with Large Closet, Elegant Millwork Feature Wall and New Light Fixture
4 Piece Shared Ensuite features a Tub/Shower Combination and Custom Vanity and Fixtures
Convenient 2nd Floor Laundry with Storage Cabinets, Power Outlet and Tiled Flooring

LOWER

Newly Installed Muntin Bar Glass Basement Door, Shiplap Finished Wall and Oak Stained Capped Staircase to the recently Finished Basement with Luxury Finishes including Custom Muntin Bar Glass Wine Wall, 6.5" Oak Plank Hardwood, Napoleon Electric Fireplace with Remote, Acoustic Sound Feature TV Wall, Potlights with Dimmers and 3 pc Bathroom with Walk in Rain Head Shower (Glass Partition to be installed)
Direct Access to Garage with Garage Door Opener and Remote(s), also Features a Hose Bib and Under Stairs Storage Space, Drywalled for a Clean, Dry Space and includes Bike and Tire Storage
Mechanicals include Tankless Hot Water Heater (Rental), Furnace with HRV

INCLUDED

Samsung Smart Fridge, Induction Stove, Range Hood, Microwave, Wine Fridge and Dishwasher, Washer and Dryer, All Existing Light Fixtures, All Window Coverings with Rods and Hardware, All Bathroom Mirrors and Rods and Hardware, Gas Furnace with HRV and Central Air Conditioning System, Garage Door Opener and Remote(s), All Attached Shelving, TV Mounts where hung, Ecobee Thermostat, Pergola, Gas Fireplace, Electric Fireplace, Wine Wall

OTHER

2,050 sq ft per MPAC and Builder Floor Plan, Plan of Subdivision Available
Tankless Hot Water Heater (Rental) approx \$56.77/ month incl HST - Enercare
Property Taxes - \$6,497.32 for 2024
Gas - Enbridge - Approx \$1,155 for 2024, Hydro - HydroOne - Approx \$1,440 for 2024
Water - Powerstream - Approx \$960 for 2024, Internet Provider - Rogers

EXCLUDED - Decorative Mirrors where Hung (except Bathrooms), Mini Fridge in the Basement

LEGAL DESCRIPTION

PART BLOCK 7 PLAN 40M2638 PARTS 33 & 34 40R30305 T/W AN UNDIVIDED COMMON INTEREST IN DURHAM COMMON ELEMENTS CONDOMINIUM PLAN NO. 310 SUBJECT TO AN EASEMENT AS IN DR1693470 SUBJECT TO AN EASEMENT AS IN DR1702577 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1753668 SUBJECT TO AN EASEMENT IN GROSS AS IN DR1702490 SUBJECT TO AN EASEMENT OVER PART 34, PLAN 40R30305 IN FAVOUR OF DURHAM COMMON ELEMENTS CONDOMINIUM PLAN NO. 310 AS IN DR1786257 SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR1955239 TOWNSHIP OF UXBRIDGE

THESE FEATURES ARE INTENDED TO BE USED AS A GUIDE AND NOT ATTACHED TO ANY OFFER AS A SCHEDULE

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