

Welcome to 8 Colwood Road



Edgehill Park Classic, centre hall on lovely private lot with professionally landscaped gardens. Architecturally designed reno's Inside and out.



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Features of 8 Colwood Rd.

*3 + 1 Bedrooms *3 Bathrooms *Main Floor Family Room

*2855 sf *Centre Hall Plan

All Renovations Architecturally Designed

- **Hardwood Floors** throughout the Main Floor and in Upper Bedrooms
 - **Welcoming Foyer** – slate tile floor with marble border
 - Gracious **Living Room** with gas fire place, Bay window, French Doors to Family Room
 - **Dining Room** with Bay Window
 - **Fabulous Kitchen** large centre island, granite countertops, tumbled marble backsplash, built-in desk & bookshelf, large eat-in area, Kitchen Aid side x side fridge, Thermidor wall oven, Panasonic built-in microwave, Jenn-air built-in stove top, Bosch built-in dish washer, Wine Cupboard, Garburator
 - **Main Floor Family Room** with pot lights & walk-out to Patio & Garden
 - Main Floor 2-pc. **Powder Room**
 - Side Door entrance with **Mud Room** & Door to Garage
 - **Master Bedroom** with wall to wall closet, His & Her closets, 4-pc. Ensuite Bathroom (two sinks, separate shower stall) & Heated Floor
 - **Recreation Room** with wood burning Fireplace, pot lights and Built-in Bookshelves & Cupboards
 - **Laundry Room** with folding station & cupboards
 - **Fourth Bedroom** in Lower Level
 - “Limestone” custom **Garden Shed** with a potting table inside
 - Professionally **designed gardens** front & back
 - Stone & Brick exterior
 - Composter in backyard
 - Interlocking stone Patio
 - Furnace: High Efficiency (2001)
Cost of Gas for 2005: \$2,090.
 - Electrical: Breaker Switches
Hydro Cost for 2005: \$1,409.
 - Central Air Conditioning: (2000)
 - Roof: 40 yr. “shingles” and copper downspouts (2001)
 - Driveway: Asphalt with interlocking borders
- NOTE:** Above normal water pressure – replaced original incoming water pipe from the street supply. The increased water pressure allows you to have two showers and 2 flushing toilets and sprinkler system on all at the same time.
- **Inclusions** All Electric light fixtures; wall oven; b/I microwave/convection; b/I stove top; b/I dishwasher; washer; dryer;
 - Extra fridge in basement; all window coverings; automatic garage door opener & 1 remote; in ground sprinkler system in front and back yards; ADT alarm system (yearly fee); central vacuum system & equipment
 - **Exclusions** Dining Room Chandelier & Steel Shelves in Furnace Room

Offered at: \$959,000 Taxes: \$4,860.00 Lot Size: 50 x 125