



## Luxury Details

*1225 Old Post Drive*

### **Exterior:**

#### **Front Yard:**

- All brick exterior
- Double driveway and garage with inside entry
- Interlocking Stone Walkway and Driveway
- Garage Door Opener with Remotes (2023)
- Flagstone Front Patio (2023)
- Shingles (2014)
- Flowering mature trees
- Exterior lighting

#### **Rear Yard:**

- Large, private professionally landscaped backyard (2014)
- Custom stone steps from kitchen
- Large interlocking patio and grass area
- Fully fenced
- Custom pergola with raised stone garden beds
- Perennial garden

### **Interior:**

#### **Main Floor:**

- Painted throughout (2022/2023)
- Updated Light Fixtures (2023)

#### **Front Foyer:**

- Front Door with Window and surrounded by sidelights (2018)
- 2 Storey Entry
- Double Closet
- Crown Moulding
- Refinished Oak hardwood Flooring
- Updated light fixture
- Oak Staircase with rod iron spindles and sisal runner (2018)

#### **Living Room:**

- Located off front foyer
- Oak herringbone flooring finished on site
- Crown moulding
- Bow window overlooking front yard
- Pot lights

**Dining Room:**

- Large, separate room located off front hallway
- Door to kitchen
- Large bow window overlooking side of home
- Oak herringbone flooring finished on site
- Crown moulding
- Updated light fixture
- Custom window coverings (2023)

**Kitchen:**

- Fully renovated (2021)
- Refinished oak hardwood flooring
- Custom cabinetry with soft close drawers and doors
- Brass hardware on all cabinets
- LED strip lighting under cabinets
- Large pantry with pull-out drawers
- Large L-shaped island and breakfast bar with 3 pendant light fixtures on dimmers
- Wine storage area
- Cambria quartz countertops
- 3 x 12 subway tile backsplash
- Kohler double white ceramic undermount sink with Brizzo brass faucet, pull out sprayer
- Window over sink overlooking backyard
- Herringbone pattern tile backsplash behind stove
- LED Pot lights on dimmer
- Top of the Line Appliances:
  - o Bosch Gas 5-burner cooktop stove
  - o Benmar Exhaust fan and custom range hood
  - o Bosch combination wall oven with convection speed microwave
  - o Bosch SS Fridge- French Door with bottom mount freezer
  - o Bosh SS Dishwasher
  - o Danby SS Beverage Fridge
- Sliding door and windows open to backyard
- Open to sunken great room
- Custom window coverings (2023)

**Great Room:**

- Located off kitchen (step up) with access to hallway (step up)
- Large sunken room with large window overlooking backyard
- Refinished Oak hardwood flooring
- Crown moulding
- LED pot lights on dimmer
- Woodburning fireplace with mantle (2020)
- Custom built-in cabinets surrounding fireplace (2020)
- Custom built-in cabinet with wine racks and cabinet below (2020)
- Custom window coverings (2023)

**Powder Room:**

- Renovated (2023)

- Located off front hallway
- Window overlooking front entry
- Large vanity with sink
- Newer toilet
- Custom Zebra Blinds (2023)

#### **Laundry Room:**

- Renovated (2023)
- Located off front hallway
- Entry to garage
- Door with window to side yard
- Tile floor
- Double closet
- Counter and sink with newer faucet
- LG Washer & Dryer (2023)

#### **Upper Level:**

- Two staircases from main staircase- one side to primary bedroom, other side to other rooms
- Finished on-site Oak hardwood flooring
- LED Pot lights
- Chandelier
- Linen closet

#### **Primary Suite:**

- Spacious and private room
- Oak herringbone flooring finished on site
- Bow window overlooking front yard
- Window overlooking side yard
- Crown moulding
- LED pot lights on dimmer
- Modern ceiling fixture on dimmer
- Bonus room off primary suite overlooking front hall
- Custom zebra blinds (2023)
- Walk in closet
- 5 Pc Ensuite (2018):
  - o Fully renovated
  - o 24 x 24 grey ceramic tile floor
  - o White custom vanity with brass hardware
  - o Quartz countertop with double undermount sinks and Brizzo brass fixture
  - o Mini-hexagon gold tile backsplash
  - o Mirrors with modern light fixtures above
  - o Kohler toilet
  - o Stand-alone soaker tub
  - o Skylight
  - o Bow window with custom top-down/bottom-up blinds overlooking backyard
  - o Walk-in double shower stall with light, bench and linear drain
  - o Custom glass surround and door

- 12 x 25 white ceramic tile on walls with niche and mini-hexagon gold tile inset
- Shower system includes rain-head and hand-held sprayer
- Exhaust fan with timer
- Brass towel holder and hooks

#### **Bedroom 2:**

- Large room with window overlooking backyard
- Double closet
- Beadboard
- Sisal carpet (2018)
- Updated light fixture
- Custom Zebra Blinds (2023)

#### **Bedroom 3:**

- Window overlooking side of house
- Sisal carpet (2018)
- Custom Zebra Blinds (2023)

#### **Bedroom 4:**

- Window overlooking backyard
- Closet
- Updated light fixture
- Custom Zebra Blinds (2023)
- Sisal carpet (2018)

#### **3 Pc Main Bathroom (2018):**

- Fully renovated
- 12 x 25 ceramic tile flooring
- White stand-alone vanity with quartz countertop and undermount sink
- Linear glass mosaic backsplash
- Walk-in glass shower with bench and linear drain and chrome shower system
- Niche in shower with linear glass mosaic inset
- Window in shower overlooking side of house
- Exhaust fan with timer
- Kohler toilet

#### **Lower Level:**

- Stairway with sisal carpet, white handrail and spindles with landing
- Large recreation room, kitchenette, office, 5<sup>th</sup> bedroom & 3 pc bathroom
- Could be used as Nanny or In-Law Suite
- Sisal carpet (2018)
- Kitchenette (2014) with Danby Fridge, white cabinets, red glass subway tile backsplash, engineered gray flooring, window & pot lights
- Office located off kitchenette- large closet, sisal carpet, LED pot lighting on dimmer
- Large bedroom with window, 2 large closets, sisal carpet, LED Pot lighting on dimmer
- 3 pc bathroom (2014)- vanity with cabinet, ceramic tile shower stall, ceramic tile floor, linen cabinet, Kohler toilet, 2 pot-lights and fixture
- Large cold cellar
- Large utility room with storage area

## Upgrades and Improvements:

- 2023:
  - o Flagstone Front Patio
  - o Garage Door Opener with Remotes
  - o Painted throughout
  - o Updated light fixtures
  - o Powder Room Renovation
  - o Laundry Room Renovation and New Appliances
  - o Custom Window Coverings in Kitchen, Dining & Family Room
  - o Custom Zebra Blinds in Bedrooms 2, 3, 4, Powder room & Sitting Area
- 2022:
  - o Chimney Rebuilt
  - o Security System installed
- 2021:
  - o Kitchen fully renovated
  - o All new kitchen appliances
  - o Fireplace chimney swept, cleaned and inspected by *Enchanted Chimney Sweeps*
- 2020:
  - o Living room renovated including new shelving, fireplace mantle, wine racks and cabinetry
  - o Lennox furnace and AC
  - o New gas line installed to gas burner stove top
  - o Electrical box upgraded to 200 AMP Service
  - o New 60 Gallon hot water tank installed
- 2019:
  - o Ducts fully vacuumed out
- 2018:
  - o Main bathroom and ensuite fully renovated
  - o All popcorn ceilings removed
  - o Crown moulding installed in entire home
  - o New front door and windows installed in main entrance
  - o New stairs and rod iron railings
  - o Hardwood installed in 4 rooms
  - o Existing hardwood floors sanded and refinished
- 2015
  - o Central vacuum system installed
- 2014:
  - o Renovated basement suite
  - o New kitchenette and bathroom in lower level
  - o Roof
  - o New shingles, roof venting and eavestroughs
  - o Full backyard renovation including excavation for better drainage, stonework, pergola & sod

## Other:

**Taxes:** \$7,950 (2024)

**Lot Size:** 55.36 FT x 110.79 FT

**Roof:** 2014

**Furnace:** 2020

**A/C:** 2020

**Hot Water Tank:** 2020

**Attic Insulation:** 2023

**Chimney Rebuilt:** 2022

**Security System:** 2022

**Inclusions:** All Appliances (Bosch Ice + Water Dispensing Fridge, Danby Wine Fridge, Bosch Built-In Wall Oven + Microwave, Bosch Dishwasher, Range hood + Exhaust Fan, Bosch Gas Cooktop), Small Fridge in Basement Kitchenette, LG Laundry Appliances, Window Coverings (except excluded), All Bathroom Mirrors, All Electrical Light Fixtures, Entertainment/Storage Unit in Basement, Open Shelving in Cold Room, White Display/Storage Furniture in Basement Office, Fireplace Screen + Tools, Central Vac + Attachments, GDO + Remote x2.

**Exclusions:** Upright Freezer in Furnace Room, Curtains in Primary Bedroom + Living Room (Rods + Hardware to Stay), Open Shelving Units in Garage + Furnace Room, Shoe Rack in Basement

**Rental Items:** None