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sales representative

RE/MAX[®]
Aboutowne Realty Corp., Brokerage



3071 Richview Boulevard



Upgraded Bronte Creek Executive Home

Welcome to 3071 Richview Boulevard. This bright and spacious four bedroom, four bathroom home has been thoughtfully upgraded throughout!

The gourmet-style eat in kitchen features upgraded cabinetry with granite counters, under cabinet lighting and undermount sink. Convenient island with breakfast bar. Includes stainless steel Jenn-Air appliances with gas stove.

Added improvements such as crown moulding, waffle ceiling in dining room, granite countertops in bathrooms, newer front doors and cedar deck all add value to this original owner home.

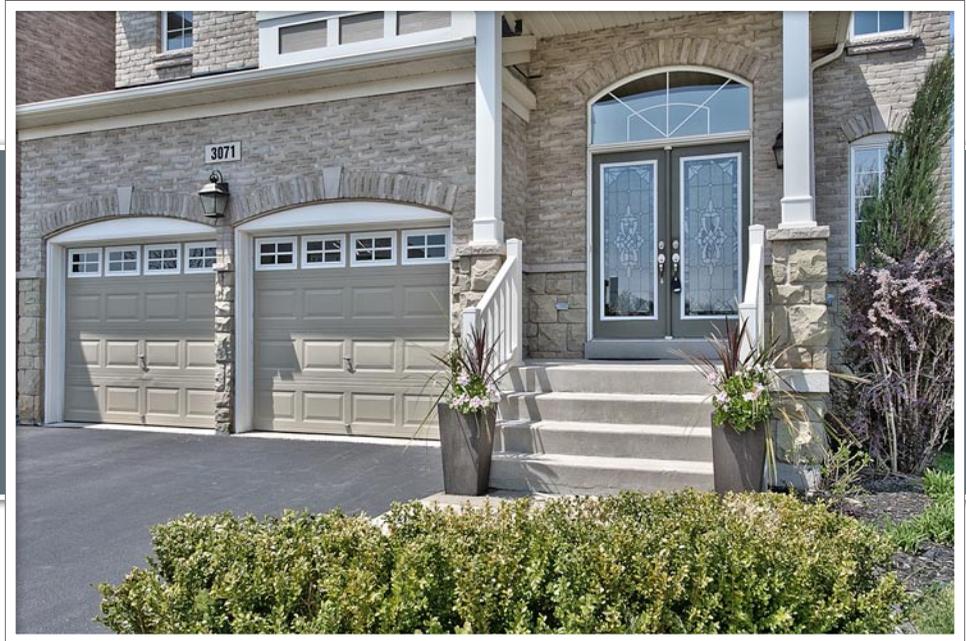
Premium 128 foot lot back, sides and fronts onto greenspace and ravine affording stunning vistas from almost every window. Truly unique!

Features and Highlights

- four bedroom, four bathroom home
- Monarch's unique Nesbit floorplan
- premium 128 foot lot that backs, sides and fronts onto greenspace and ravines
- upgraded and updated throughout
- kitchen features granite counters, upgraded cabinetry, pantry cabinets, double undermount sink, undercabinet lighting, stainless steel Jenn-Air appliances including gas stove, island with breakfast bar
- great room with 2-storey ceiling, fireplace, oversized windows overlooking ravine
- many upgraded light fixtures
- crown moulding in most rooms
- waffle ceiling and built-in cabinetry with wine fridge in dining room
- upgraded cabinetry and countertops in bathrooms
- main floor den with transom window to living room
- newer front doors
- true double garage with automatic door openers and inside entry
- large cedar deck with privacy wall

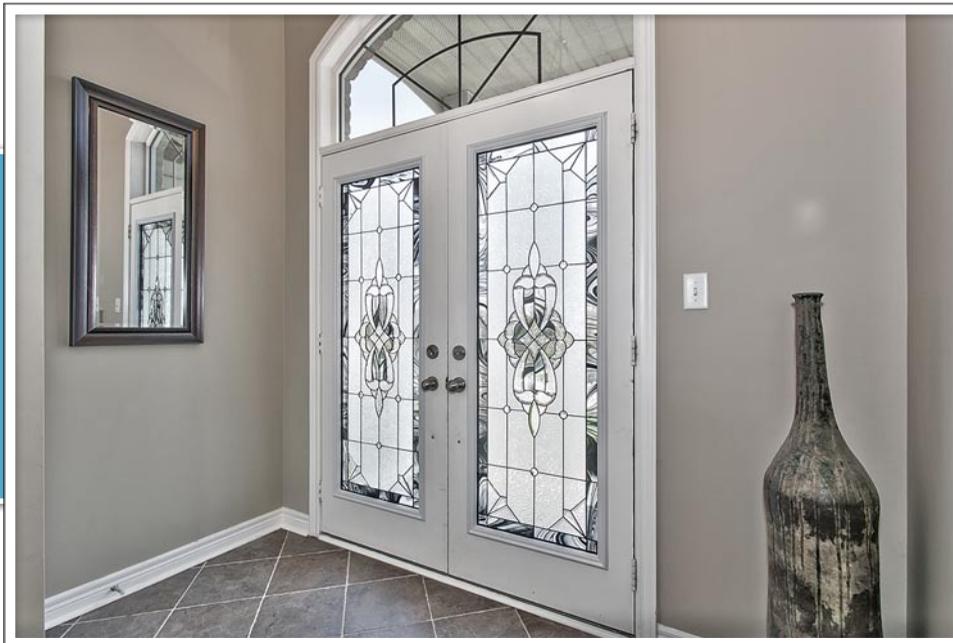
First Impressions

- welcoming first impressions
- beautifully landscaped
- contemporary brick and stone



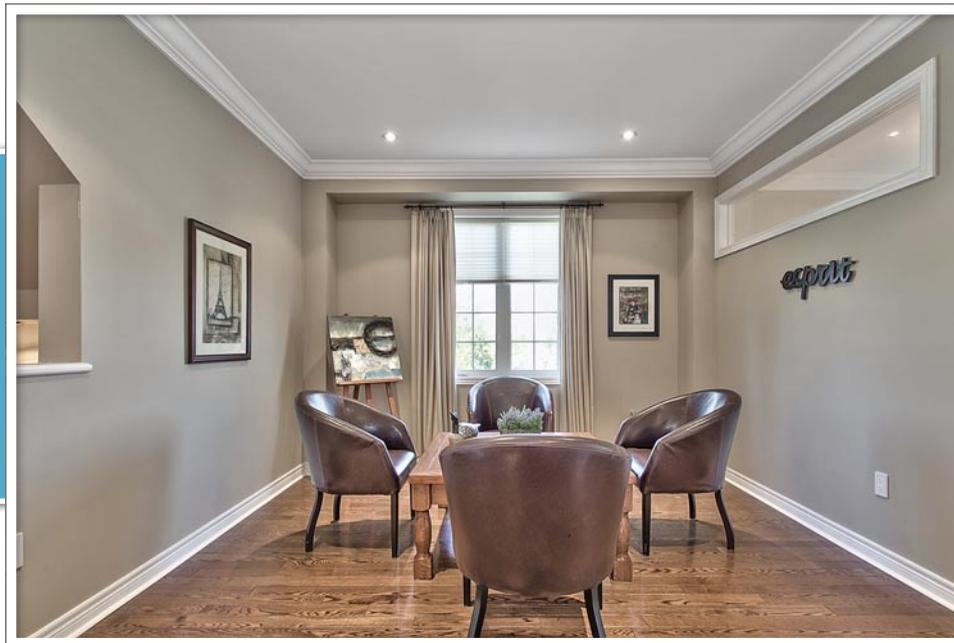
Foyer

- upgraded ceramic flooring
- plenty of natural light
- stunning newer front doors



Library/Den (9'0" by 10'0")

- hardwood flooring
- designer fixture
- transom window
- built-in bookcase



Living Room (12'6" by 12'0")

- hardwood flooring
- large window
- crown moulding
- pot lighting

Dining Room (13'0" by 11'0")

- hardwood flooring
- custom waffle ceiling, crown
- built-in cupboards
- Danby wine cooler



Kitchen (15'0" by 11'0")

- ceramic flooring
- double undermount sink
- granite counters
- island with breakfast bar

Kitchen

- Jenn-Air appliances (gas stove)
- custom backsplash
- undercabinet lighting
- walk-out to deck



Breakfast Area (15'0" by 10'0")

- ceramic flooring
- open to kitchen
- crown moulding

Great Room (16'5" by 14'8")

- hardwood flooring
- large windows overlooking yard
- open ceiling to second floor
- gas fireplace



Open Flow Floor Plan

- lots of natural light throughout
- separate rooms but still offer open flowing plan

Master Bedroom (15'0" by 16'0")

- quality broadloom
- crown moulding
- large window with ravine views
- walk-in closet with organizers
- full en suite



En Suite

- two vanities with granite counters
- separate shower and 6' whirlpool tub
- designer fixtures
- crown moulding

Second Bedroom (13'0" by 10'0")

- quality broadloom
- single closet with closet system with shelving and drawers
- access to semi-private bathroom



Third Bedroom (11'11" by 15'6")

- quality broadloom
- access to semi-private bathroom
- double closet with reach in closet system
- large window overlook ravine across street

Fourth Bedroom (12'0" by 13'4")

- quality broadloom
- large closet with organizer
- semi en suite privileges



Main Bathroom

- ceramic flooring
- upgraded cabinetry with granite
- privacy door for bathtub and toilet area

Main Level Laundry

- ceramic flooring
- upgraded and extended cabinets
- garage access

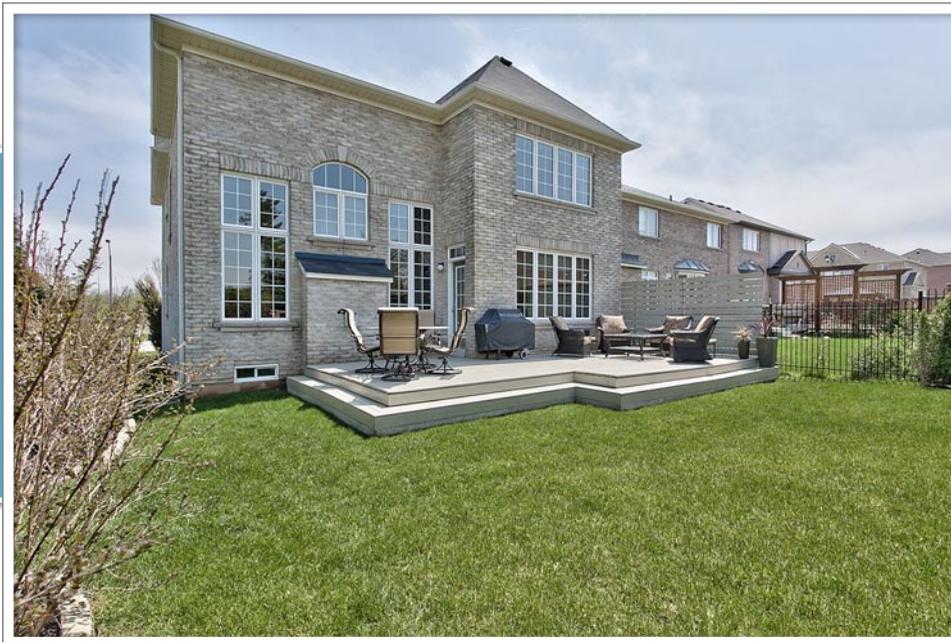


Stunning Views

- home back, sides and fronts on ravine greenspace

Backyard

- thousands spent on landscaping
- low maintenance deck
- gas line for barbecue roughed in



Backyard

- premium lot is 128 feet deep

Deck

- large cedar deck
- privacy wall
- great outdoor living space to enjoy the views



Green Vistas

- unique premium lot location
- green and ravine views from almost every window

Inclusions: Jenn-Air Fridge, Stove, Microwave, Dishwasher, Maytag Front Load Washer and Dryer, Danby Wine/Bar Fridge, Existing Light Fixtures, Window Coverings Throughout Central Vacuum with Attachments, Garage Door Openers, Security System (not monitored)

Exclusions: Wall Mount Television in Great Room, Hot Water Heater (rental)

Legal Description: LOT 25, PLAN 20M950, OAKVILLE. S/T EASEMENT FOR ENTRY AS IN HR532989

Property Size: 39.99 feet by 128.31 feet (irregular)

Property Taxes: \$7,429 for 2013



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