



FloydTeam

RE/MAX
HALLMARK REALTY GROUP
Brokerage, Independently Owned and Operated | **RAISING THE BAR**



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232 Equestrian Drive



Classic 4 bed, 3 full bath 2-storey home ideally located in prestigious Bridlewood with nearby amenities, shopping, restaurants, & public transit. Great curb appeal with brick & siding exterior, 2-car garage & interlock brick laneway, plus green space with a mature tree & garden beds. Rejuvenated kitchen with extended working area + included appliances, rejuvenated 3pc main floor bath, main floor mudroom/laundry. Spacious & bright great room, family room, & easily re-converted dining room offer plenty of space for entertaining. Sun-filled second level with 4 spacious bedrooms & 4pc main bath, including primary bedroom retreat with 4pc ensuite bath. Unfinished basement awaits your finishing touches to suit your needs. Fully fenced child & pet friendly rear yard with deck for outdoor entertaining. Fantastic family home with great potential.

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MAIN LEVEL

FOYER: Sun-filled formal foyer entrance with a decorative leaded glass panel inlay in the front door, a retractable screen, and two frosted side windows. The foyer has neutral toned easy-care ceramic tile flooring, a decorative pendant light, double vestibule closet with 2 sliding doors, and 2 french doors opening to the grand stairwell with 16' ceilings.

GREAT ROOM: Light and bright great room with beige designer paint, crown moulding and stippled ceiling, neutral carpet flooring, and an oversized East-facing picture window providing an exceptional amount of natural light.

KITCHEN: Fully rejuvenated (2021/2022) kitchen with light grey vinyl flooring, an expansive L-shaped working area with an abundance of white shaker style cabinetry and white ceramic tile backsplash in a subway design. The working space was extended, offering additional working and cabinet space with quartz countertops with a marbled design, a stainless steel undermount kitchen sink, a good-sized window overlooking the side yard and a very large window overlooking the rear yard. Includes all appliances: LG refrigerator, LG stove with ceramic cooktop, LG microwave hood fan, and Bosch stainless steel dishwasher.

FAMILY ROOM: Currently being used as a dining room, the family room has a focal wood burning fireplace with brick hearth, wood mantle, and brick wall/chimney running floor to ceiling. This room is painted a dusty-rose with neutral carpet flooring, a decorative crystal chandelier, and sliding patio door access to the rear yard for outdoor entertaining.



TYPE	Detached, 2-storey
PROPERTY TAXES	Approx. \$4515.05 / 2021
LOT SIZE	50' x 100'
BEDROOMS	4
BATHROOMS	3
HEATING	Forced air, Natural gas
A/C	Central air
APPLIANCES	Refrigerator, Dishwasher, Stove, Microwave Hood Fan, Washer, Dryer
SITE FEATURES	Deck, Family Oriented, Fenced Yard



All information is believed to be accurate but is not warranted

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MAIN LEVEL CONTINUED

DINING ROOM/LOWER BEDROOM: Currently converted to a main level bedroom, the formal dining room has beige designer paint, neutral carpet flooring, crown moulding with stippled ceiling, a white ceiling fan light fixture, and a large double window overlooking the side of the property. A temporary door was installed off the kitchen and a large armoire placed in the opening between the great room and dining room to act as a temporary “wall”, both of which can be easily removed to return this to a formal dining space.

BATHROOM (3pc): Convenient full bath on the main floor featuring linoleum tile flooring, crown moulding, a new white American Standard toilet, walk-in glass shower with ceramic tile surround, rainfall showerhead plus handheld showerhead, and a box vanity with laminate countertop, single sink, and light fixture.

MUD ROOM/LAUNDRY ROOM: Multi-functional mud room and laundry room with easy-care ceramic tile floor, included Whirlpool frontload washer and dryer, utility sink, storage closet with bifold wooden doors, shelving and cabinets. This area also provides access to the side yard and 2-car garage.

GARAGE: Partially drywalled, clean and spacious garage with concrete flooring, rear door with glass panel inlay leading providing natural light, and an included automatic garage door opener with remote(s).



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Main Floor

Foyer:	7'5" x 5'0"
Great Room:	18'0" x 12'4"
Dining Room/Lower Bedroom:	12'9" x 12'4"
Kitchen:	16'2" x 9'10"
Family Room:	15'8" x 15'1" Irreg.
Full Bathroom (3pc):	5'8" x 4'5"
Mud Room/ Laundry:	7'0" x 6'8"
Garage:	19'8" x 18'4"

Second Floor

Primary Bedroom:	19'8" x 11'0"
Ensuite (4pc):	7'10" x 7'1"
Bedroom 2:	15'2" x 12'3"
Bedroom 3:	11'11" x 9'0"
Bedroom 4:	12'1" x 10'0"
Full Bathroom (4pc):	8'9" x 5'5"

Basement

Workshop:	21'6" x 15'1" Irreg.
Utility Room:	30'8" x 20'0"



SECOND LEVEL

STAIRCASE / HALLWAY: In the grand stairwell with 16' ceiling and carpeted stairs with wooden railing and black metal spindles, a large window at the second level floods the space with natural light. The landing has crown mouldings and an overhead light fixture, plus a linen closet for additional storage.

PRIMARY BEDROOM: Expansive primary bedroom retreat with 2 double windows overlooking the front and side of the property, neutral designer paint colors, carpet flooring, and large clothes closet with wood-look sliding doors.

ENSUITE: Private 4pc ensuite bath with small square ceramic tile flooring, a new white American Standard toilet, and a white tub/shower combo with white painted ceramic tile surround. The large box vanity has a single overmount sink and laminate countertop with mirror, fluorescent light fixture, and medicine cabinet. A small sliding window provides natural light and overlooks the rear yard.

BEDROOM 2: Spacious second bedroom at the rear of the property with a large 2-panel sliding window, attic access, large double clothes closet with wood-look sliding doors, neutral designer paint colors, and continuous carpeted flooring.

BEDROOM 3: Carpet flooring continues into the third bedroom with a generously sized clothes closet and a double side window providing natural light.

BEDROOM 4: Well-sized bedroom currently used as a second level living space/den with carpet flooring, crown moulding, and painted a sunny yellow with a double window overlooking the front of the property.

BATHROOM: 4pc main bath with consistent small square ceramic tile flooring, a new white American Standard toilet, white tub/shower combo with ceramic tile surround, and fluorescent lighting plus vent fan. A new Wayfair vanity with manufactured stone countertop and undermount sink provides an incredible amount of storage with 8 drawers, a cupboard, and medicine cabinet with brushed steel hardware.



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BASEMENT

WORKSHOP: Spacious, partially drywalled area ideal for a workshop with poured concrete foundation and a sliding window providing natural light.

UTILITY ROOM: Expansive multi-functional utility and storage area housing the Lennox natural gas furnace (2013) with humidifier, rented/owned hot water tank, 100amp electrical panel on breakers, and 3 windows overlooking the side and rear yards.

LOT AND EXTERIOR DESCRIPTION

Tastefully traditional 2-storey home with red brick and beige siding exterior, a large interlock brick laneway accommodating parking for 4 vehicles plus the 2-car garage, and an interlock pad with garden beds leading to the covered front entrance. The front yard has plenty of green space and a mature tree offering plenty of space to play in the shade. The rear yard is child and pet friendly, fully fenced, with a large wooden deck for outdoor entertaining, a second mature tree, a storage shed in the side yard, and rear-door access to the garage.



ITEMS OF NOTE

- Poured concrete foundation
- Hot water tank: gas rental
- Heating: Forced air, natural gas (2013)
- Cooling: Central air
- Inclusions: Refrigerator, Stove, Dishwasher, Microwave hood fan, Washer, Dryer, All window coverings, All electric light fixtures, Automatic garage door opener and remote(s).
- Exclusions: NONE
- Property Taxes: \$4515.05 / 2021

UPDATES

- Natural gas furnace (2013)
- Oak french doors (2019)
- Bosch dishwasher (2019)
- Sandbox (2020)
- Chimney repaired (2020)
- Roof and sheeting (2021)
- Front picture window (2021)
- Rear kitchen window (2021)
- Kitchen updated (2021)
- LG refrigerator, Stove, and Microwave Hood Fan (2021)
- Regrading (2021)
- Fencing in rear yard (2021)

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