



FloydTeam.ca

REAL ESTATE KEPT REAL

Welcome to 336 Drumlish Lane



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336 Drumlish Lane

What has 4 bedrooms, 4 bathrooms, is less than 2 years old, EV wiring ready garage, has 3 levels of finished space with countless upgrades and features throughout? Welcome to 336 Drumlish Lane, Minto's desired End Unit Tahoe model located in the growing and family friendly community of Quinn's Pointe, walking distance from future schools, parks, and public transit. The main floor has been designed for an open concept lifestyle beginning with a formal foyer, 2pc bath and leads to the living and dining area with premium wide-plank flooring throughout. Chef and entertainment inspired kitchen features SS appliances, herringbone tile backsplash, 8'5" oversized island, brilliant quartz counters, and chic glossy cabinetry. Second level sleeping quarters with primary bedroom retreat includes 3pc ensuite and walk-in closet, 3 spacious additional bedrooms, laundry, & 4pc refreshing main bath. Fully finished basement extends the living space with a massive rec room, bonus 2pc bath & tons of storage.

ROOM MEASUREMENTS

Main Floor

Foyer:	9'4" x 3'8"
Mudroom:	6'10" x 4'11"
Living Room:	10'2" x 10'4"
Dining Room:	8'8" x 10'4"
Kitchen:	13'10" x 9'2"
Eating Area:	9'6" x 6'2"
Powder Room:	5'7" x 4'4"

Second Floor

Primary Bedroom:	12'0" x 14'0"
Walk-In Closet:	5'10" x 6'9"
Ensuite (3pc):	8'3" x 5'5"
Bedroom 2:	9'3" x 12'4"
Bedroom 3:	10'2" x 9'4"
Bedroom 4:	9'7" x 8'4"
Full Bathroom (4pc):	9'3" x 4'11"
Laundry:	5'9" x 3'2"

Basement

Recreation Room:	18'5" x 17'11"
Powder Room:	4'8" x 5'3"
Storage Room 1:	14'10" x 7'10"
Storage Room 2:	9'2" x 6'3"

ITEMS OF NOTE

- Poured concrete foundation
- Rented Tankless Water Heater
- Heating: Forced Air Natural Gas Furnace
- Cooling: Central Air Conditioner
- Taxes: \$3240.97 / 2022
- Inclusions: Refrigerator, Stove, Dishwasher, Hood-Fan, Washer, Dryer, my-Q Wifi, TV Wall Mount, Automatic Garage Door Opener, Central Vacuum Canister, All Window Coverings and Hardware, Foam Panels in Garage.
- Exclusions: Television, Tesla Car Charger

Features & Upgrades

FEATURES

9 Foot Smooth Ceilings Throughout
all 3 Levels

EV Electrical Wiring Installed and
Ready in Garage (40AMP 220V
Outlet)

Premium Stainless-Steel Appliances
and LG Front Loading Washer/Dryer

Basement Washroom Addition

Over \$36,000 in Upgrades from
Minto

UPGRADES

Larger Refrigerator Opening
Cabinetry, Cabinetry Hardware, Pot, and Pan
Drawers

Herringbone Tiled Backsplash

Hood Range Upgrade

Premium Quartz Counters in Kitchen and
Upgraded Laminate Counters in Baths

Premium Upgraded Deep & Large Kitchen Sink

Entrance Door Hardware and Finish

Premium Flooring Throughout: Ceramic Tile,
Wide plank Floating, and Carpet

Stained Railings and Spindles

LED Dimmable Flush mount Pot lights

Napoleon Ascent Linear BL46 Direct Vent Gas
Fireplace - Barrier and Glass Embers & Wood
Backing for Future TV

Main Floor Railing Drywall Delete

Glass Walk in Shower

Sound Insulation in Bedroom 4

Smooth Ceilings

Main Level Information

FOYER: Spacious and welcoming formal foyer entrance is flooded with natural light from the decorative door with glass panel inlay and transom windows above and beside. Upgraded 12x24 ceramic tile flooring, double clothes closet, additional side window, and single overhead light fixture complete the entrance.

POWDER ROOM: Convenient main floor powder room with decorative light fixture/mirror, pedestal sink, toilet, single window, and 12x24 upgraded ceramic tile flooring.

MUDROOM: Second entrance into the home provides access to the single car garage and offers double sliding closet for convenient storage, single overhead light fixture, and ceramic tile flooring.

GARAGE: The fully finished single car garage includes the overhead my-Q Wi-Fi automatic garage door opener, foam padding for car doors, and houses the central vacuum cannister. Garage is set up for EV cars with electrical installed and ready to go. Excludes the Tesla Charger.

LIVING ROOM/DINING ROOM: Open concept floorplan combines the living and dining space with light toned, wide plank laminate flooring, flush mount LED dimmable overhead pot lights, and bonus side window. The focal point of this space is the gorgeous gas fireplace with chic floor-ceiling tiled wall that is anchored by two additional windows. Housing for CAT5 and power for Television is hard wired and built in.

KITCHEN: A stunning white kitchen loaded with upgrades. Inspired for the chef and entertainer it features a massive 8'5" center island with built in cabinetry and drawers paired with overhead double matte black pendant lighting. Premium quartz countertops, herringbone white subway style backsplash, sleek gloss cabinetry that are increased in height with brushed steel hardware, overhead LED pot lights, and oversized trough style sink with dual function faucet have been tastefully designed and crafted to complete the HUB of the home. Includes the Stainless-Steel Appliances: LG Stove, LG Refrigerator with Water Line, Range Hood-Fan, and Dishwasher.

EATING AREA: Adjacent to the kitchen, a bonus flex space that can house an eating area or future extended pantry and has a separate pot light for any future pendent light. Patio door access provides entry to the backyard.





Second Level Information

STAIRCASE / HALLWAY: Extra wide staircase with wood railing and matching spindles. Light grey carpeted stairs lead to the second level. The bonus double window provides plenty of natural light and additional decorative chandelier and ceiling light can be found in the hallway. Hallway also provides access to linen closet with built in shelving.

PRIMARY BEDROOM: Expansive primary bedroom retreat located at the rear of the home offers abundance of space, double window for light, warm grey carpeted flooring, and overhead light fixture. Also features a built-in shelf on the side wall. Walk in closet features 3 oversized shelves and rods for convenient storage.

ENSUITE (3PC): Luxurious 3pc bath features slate grey box vanity with brushed steel hardware, modern rectangular sink with chrome faucet, decorative mirror/light fixture, toilet, premium ceramic tile floors, and walk in glass shower with ceramic tile surround and easy clean acrylic base and a pot light above the shower with a separate light switch to operate.

BEDROOM 2: The spacious second bedroom easily accommodates a Queen size bed with furniture and offers a double window, overhead light fixture, and double sliding closet.

BEDROOM 3 & 4: Bedrooms 3 and 4 are also sizeable and feature double windows for natural light, overhead light fixtures, and double sliding closet door for storage. Bedroom 4 that is set up as an office, is sound-proofed and hard wired for CAT5.

BATHROOM (4PC): Upgraded 4pc bathroom features matching slate grey box vanity with brushed steel hardware, modern rectangular sink, decorative light fixture/mirror, toilet, ceramic tile flooring, and tub/shower combo with white tile surround.

LAUNDRY: Located at the top of the landing off the staircase. The laundry area houses the LG front loading Washer and Dryer and has ceramic tile flooring.





Basement Information

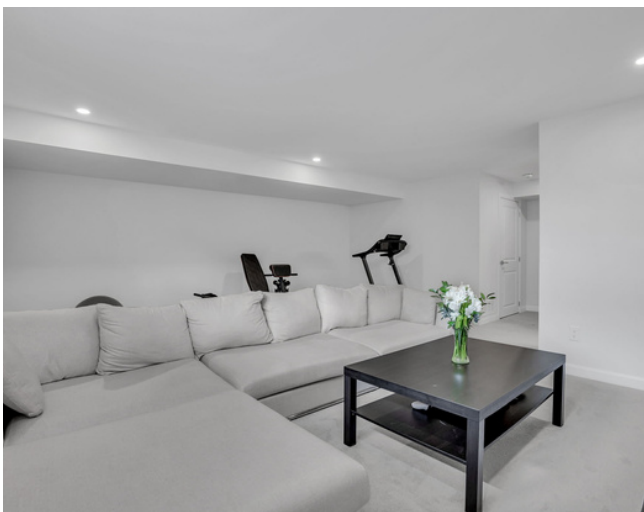
STAIRCASE: Light grey carpeted staircase with wood railing lead to the fully finished lower level.

RECREATION ROOM: Huge recreational room extends the livable square footage divided into home entertainment area and workout room. The basement has two large windows for natural light and 4 dimmable flush mount LED pot lights and an additional pot light that is on a different switch. TV wall mount included TV is excluded.

BATHROOM (2PC): Convenient and bonus lower-level bathroom with upgraded tiled floor, box vanity, light fixture/mirror and modern rectangular sink.

STORAGE ROOM 1: Located under the staircase, and houses the rented tankless hot water heater, utility sink, electrical panel.

STORAGE ROOM 2: Houses the high efficiency forced air natural gas furnace with HRV Air Exchanger and humidifier.



Lot, Exterior & Backyard Description

Executive End unit townhouse appointed in light neutral tones include premium brick and vinyl exterior, dark roof shingles, covered front porch, aluminum soffits and fascia, and 1 surfaced parking spot plus single car garage. A well-sized North-East facing backyard with plenty of grass awaits your future plans.

