

# 481 GUILDWOOD PARKWAY

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PRESENTED BY

**HK** HARVEY KALLES  
REAL ESTATE LTD., BROKERAGE













### Foyer

- Two-Tone, Heated Porcelain Tile Flooring
- Panelled Walls
- Grand Two Storey Foyer
- Centre Hall Features Two Built-In Wine Cellars

### Living Room & Dining Room

- Hardwood Flooring
- Pot Lights
- Custom Luxury Curtains And Blinds
- Grand Light Fixture

### Kitchen

- Custom Luxury Kitchen By Leslie Kitchens
- Heated Porcelain Tile Flooring
- Porcelain Kitchen Island
- Thermador 48", 6 Burner Stove With Griddle
- Thermador Built-In Microwave & Wall Oven
- Award Winning 48" JennAir Refrigerator
- Quartz Countertops/Backsplash
- Walk-Out To Backyard
- Servery
- Striking Views Of Lake Ontario

### Family Room

- Heated Porcelain Tile Flooring
- Marble / Gas Fireplace Feature Wall
- TV Feature Wall With Floating Media Table
- Panelled Wall
- Pot Lights
- Striking Views Of Lake Ontario

### Tea Room

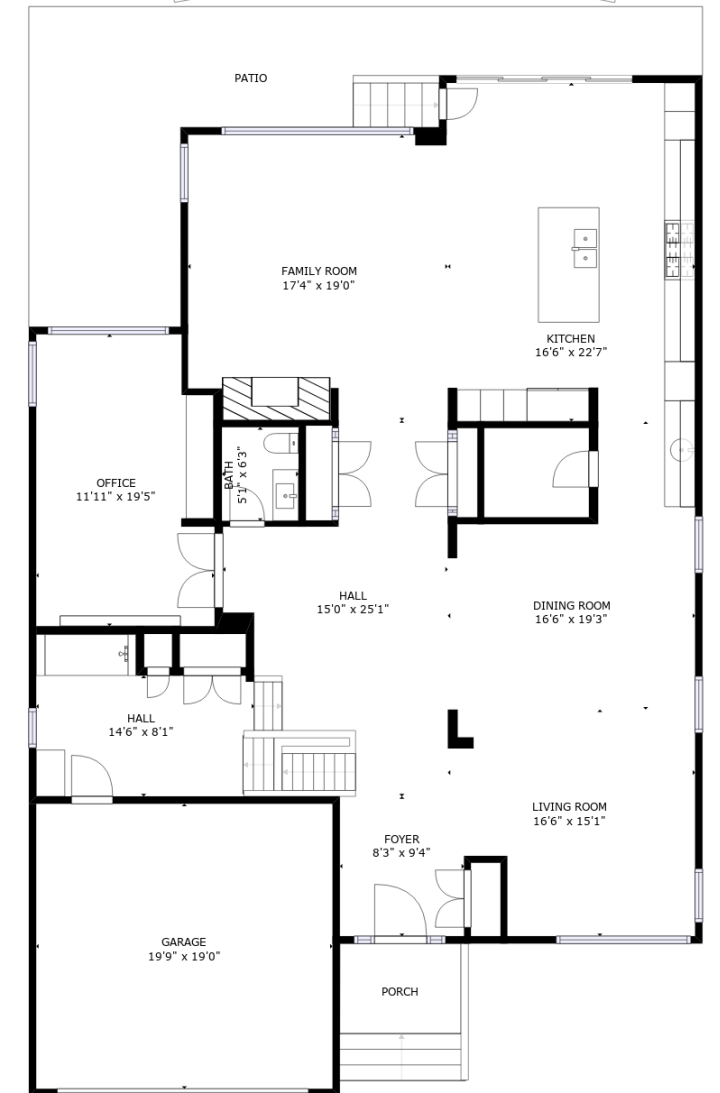
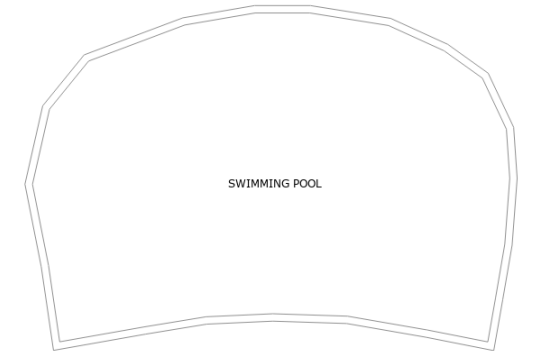
- Modern Zen Designed Tea Room/Office
- Floating Custom Vanity/Cabinets
- Striking Views Of Lake Ontario

### 2 Car Garage

- Radiant Heated Floor
- 4 Spots On Driveway
- Access From Dog Wash Area

### Backyard

- In-ground Swimming Pool
- Backing On To Lake Ontario
- Incredible Water Views
- Brick Shed
- Rough In For BBQ



2,100 Square Feet























### Staircase

- Dog Wash Access Via Staircase To Lower Level
- Glass Railing
- Built-In LED Wall Feature
- Skylight
- LED Step Lighting

### Primary Bedroom

- Oversized Bedroom With Napoleon Electric Fireplace
- Hardwood Flooring
- Samsung Harmon Kardon Sound System
- Custom Wainscoting With Built-In Lighting
- Walk-In His/Hers Closets With Skylight
- Access To Backyard Terrace
- Striking Views Of Lake Ontario

### Primary Ensuite

- 5 Piece With Electric Heated Porcelain Tile Flooring
- Designer Victoria & Albert Soaker Tub
- Italian Cabano Faucets And Tub Filler
- Stunning Wood-Finished Double Vanity
- Walk-In, Rain Shower With Built-In Towel Closet
- Toto Heated Toilet
- Pot Lights
- Striking Views Of Lake Ontario

### Secondary Bedroom

- Hardwood Flooring
- Exposed Custom Built-In Closet
- Ensuite With Custom Vanity, Walk-In Shower, And Electric Heated Floors
- Walkout To Terrace

### Laundry Room

- 2<sup>nd</sup> Mechanical/Storage Room
- Wood Countertops
- Custom Cabinetry



2,131 Square Feet











### Theatre

- Oversized, Sound Suppressed, Theatre Room With Custom Carpeting
- BENQ Projector With Apple TV
- Denon KEF Sound System
- Luxury Leather Recliners
- Ambient Lighting

### Kitchenette

- Built-In Wine Fridge
- Quartz Countertops
- Custom Cabinetry
- Heated Luxury Vinyl Flooring
- Pot Lights
- Walkout To Backyard

### Gym

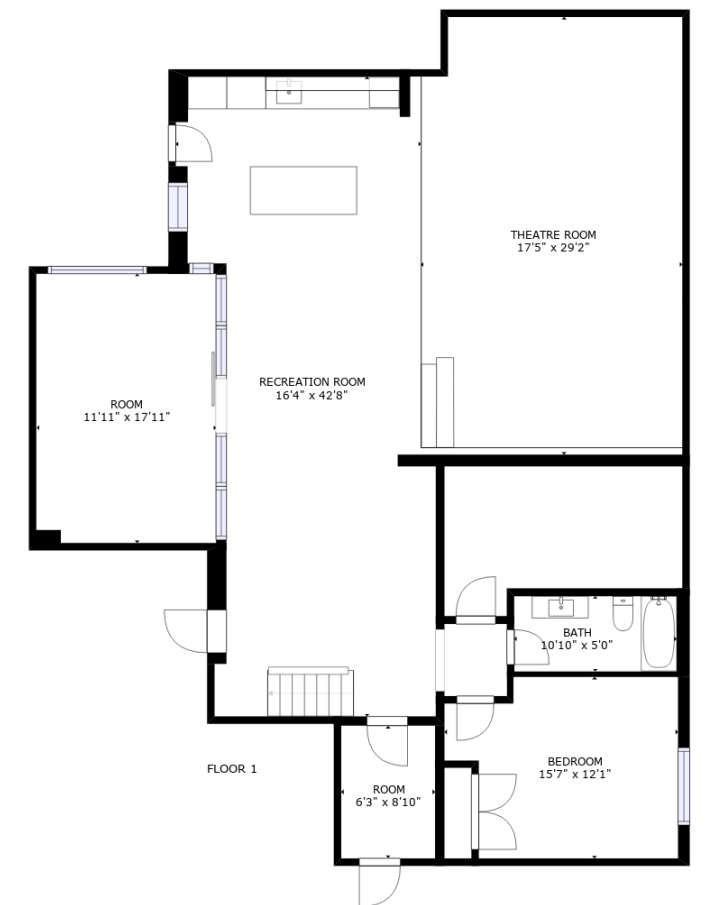
- Glased In Gym
- Built-In Boxing Bag
- Various Gym Equipment

### Nanny Suite/Bathroom/ 2<sup>nd</sup> Laundry Room

- Bedroom With Large Window
- 4 Piece Bathroom
- Heated Floors

### Mechanical

- Water Filtration System
- NTI Combination Boiler For Domestic Hot Water And 3-Zone Radiant Floor Heating
- Electric Floor Heating In All Bathrooms
- Luxaire Furnace/AC With Aprilaire Humidifier
- FanTech Energy Recovery Ventilator
- 200 AMP Service
- Complete Security System With Cameras



1,835 Square Feet



















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