



51 Woodhaven Manor S.W.



RESIDENTIAL SALES, EXCHANGE AND LEASES

This information, although believed to be accurate, is not warranted to be so. Information concerning these premises is provided as a guideline only. Independent advice concerning particular details of importance to purchasers should be sought by them.

Lot:	Irregular	Owner/Tenant : Owner	District:	Woodbine
Landscaped:	Yes	Style: Two Storey	Price:	\$799,900
Year Built:	1990	Heat: 2 F/A	Downpymt:	\$799,900
Fireplace:	2 – Gas	Ext: Brick and Stucco	Mortgage:	
		Floor: Tile, carpet, lino	Interest:	
		Size: 3,196 sq ft	Term Ends:	
		Possession: 90 days/Sept 1/10	Payment:	
			Mort. Co:	
Living Room:	5.40 x 4.70	Kitchen:	3.80 x 3.80	
Dining Room:	4.60 x 3.90	Family Room:	5.90 x 4.90	
Bedrooms:		Laundry Rm:	3.80 x 2.50	Zoning:
#1:	7.00 x 4.30 U	Rec Room:	4.80 x 5.10 L	R-C1
#2:	4.10 x 3.50 U	Office:	4.20 x 2.70 L	Bedrooms:
#3:	4.80 x 3.20 U	#6 Bedrm:	3.00 x 3.00 L	4+2
#4:	3.70 x 2.90 U			Taxes:
#5:	3.80 x 3.30 L			\$3955 (09)
Bathrooms:	1-2 piece, 1-3 piece, 1-5 piece, 1-5 piece ensuite			
Parking:	Triple attached garage			
Basement:	Professionally developed walkout with second gas fireplace, wet bar with overhead cabinet and wine storage, office/den with built-in desk and shelving, bedroom, full bath and indoor hot tub.			

Included in Price: Dishwasher, three garage door openers, microwave, oven, stove, vacuum and attachments, all window coverings, APF, air conditioning, irrigation and security

Remarks: Stately custom built two storey in one of Woodbine's most prestigious cul-de-sacs "Woodhaven Manor". Beautifully upgraded and maintained, this home offers the best in large formal spaces with modern finishing throughout. Rich granite countertops complement the modern kitchen with huge island and walk-in pantry. Custom stone backsplash and quality built-in appliances. Custom built-ins throughout from full bookcases and picture-frame paneling to desks in bedrooms and oak wet bars. Huge bedrooms, walk-in closets and oversized windows are found throughout the home. Excellent urban views from the large south rear deck and romantic master balcony. Manicured rear lawn. Stucco and brick exterior, newer treated pine shake roof, exposed aggregate drive and walks. Truly an amazing family home in an upscale estate location!

JON DICK, *Broker/Owner*

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