



76 Wyndance Way

3 Bedrooms | 2.5 Washrooms | 3100 + SQ FT. | 106.5 x 200 LOT

The bar has been set! This magnificent 3100+ Sq.Ft property has been extensively upgraded with the finest materials and craftsmanship coupled with sophisticated design and taste. Including chef's kitchen with butler pantry and high-end appliances, 10 & 12 Ft' ceilings throughout, opulent hand scraped walnut floors, open concept living, granite and marble countertops, built-in smartphone controlled sound system, private golf club membership, three car garage and landscaped backyard with an in-ground pool and water fall overlooking the pool, cabana with gas barbecue, and so much more! This is finally your chance to experience the art of living at the exclusive Wyndance Estates!

Listed at \$1.928 Million

Features / Inclusions:

- 106.5 x 200 Lot Backing onto Forest (\$80,000 Lot Premium)
- Private Gated Community with Tennis Courts, Basketball Courts, Park with Trails & Much More
- Stone & Stucco Bungalow
- 3100+ Square Foot Above Ground
- 3200+ Square Foot Basement
- 3 Bedrooms
- 2.5 Bathrooms
- 3 Car Garage with Long Driveway
- Private Backyard with Swimming Pool, Waterfall, Hot Tub, Cabana with Built in Gas BBQ & Dining Area
- Over \$365,000 Spent On Interior Structural & Decor Upgrades.
- Over \$300,000 Spent on Landscaping, Driveway, Salt Water Pool, Hot Tub, & Backyard Amenities
- \$70,000 Wyndance Platinum Golf Course Membership Included & Deeded to Property
- Prominent & Private Lot Location Within Wyndance Community

Exterior Features:

- In-ground Salt Water Swimming Pool with Night Lights*
- Remote Controlled Waterfall Spilling into Pool*
- Luxurious Hot Tub*
- Gas Fire Pit *
- Outdoor Built-In Gas BBQ & Drink Fridge*
- Front & Rear Professionally Landscaped & Designed
- Private Backyard & Fully Fenced
- Landscaped for Maximum Privacy & Entertainment*
- Private Cabana with Stone & Stucco Columns, Cedar Vaulted Ceiling (\$64,000 Upgrade)
- Outdoor Speakers Surround Pool + Cabana Area (Smartphone Controlled & Zoned Separately)
- Inground Sprinkler System (Timer Controlled)*
- Inground Light System (Timer Controlled)
- Two Outdoor Ceiling Fans in Cabana
- Driveway Re-Designed & Finished*
- Full Access to Property From Both Sides

*** Over \$300,000 Spent on Indicated Items**

Interior Features & Upgrades:

- \$83,000 in Upgrades in Kitchen & Bathroom Cabinets
- Stainless Steel Viking Appliances, Miele Dishwasher & Sub-Zero Fridge
- 10 Ft Ceilings Throughout
- 12 Ft Ceiling Coffered Ceilings in Living Room with Oversized Windows
- Upgraded Front Door with Sculpted Glass Transom & Sidelights
- Upgraded Shower Stall in Master Bedroom
- Heated Floors in all Bathrooms & Laundry/Mud Room
- Additional Windows in Kitchen with Garden Door
- 8 Ft Solid Doors Throughout the Home
- Polished Nickel Finish on all Door Handles
- All Countertops Upgraded
- All Flooring Upgraded
- 10 Ft. High Gas Fireplace Made of Sahara Stone
- Hand Scraped Walnut Wood Flooring Throughout (Excluding Bathrooms & Laundry)
- Travertine Flooring in Main Foyer, Kitchen, Master Ensuite & Powder Room
- Slate Flooring in Second Bathroom with Marble Counter
- Luxurious Moulding Throughout the House
- Built-In Indoor Speakers in the Living Room + Kitchen (Smartphone Controlled & Zoned Separately)
- Pot Lights Throughout
- Luxurious Waffle Ceiling in the Dining Room & Coffered Ceilings in Family Room
- Three Car Garage
- Secondary Private Staircase to Basement.
- Professionally Designed Basement Floor Plans including Two Bedrooms, Exercise Room, Putting Green, Bar and more available.

Foyer:

- Travertine Bella Flooring
- Antiqued Extra Wide Plaster Crown Moulding
- Jeldwen Custom Front Door Entry System
- Leaded Glass Sidelights & Transom
- 10 Ft Ceilings

Living Room:

- 12 Ft. Double Tray Ceiling With Double Wide Crown Moulding
- Hand Scraped Walnut Hardwood Floors
- Three Large Arched Living Room Windows
- Pot Lights & Decor Lighting
- Open to Foyer & Dining Room

Dining Room:

- 10 Ft Coffered Ceilings
- Large French Leaf Chandelier
- Reinforced Ceiling to Support Chandelier
- Hand Scraped Walnut Hardwood Floors
- Large Windows with Tons of Natural Light

Family Room:

- 10 Ft' Coffered Ceiling
- Gas Fireplace with Switch
- Walnut Hand Scraped Hardwood Flooring
- Large Cast Stone Sahara Vein Gas Fireplace with Hearth, Mantel & Upper Mantel to Ceiling
- Wall to Wall Counter Height Cabinets Made with Sahara Stone Top Matching Fireplace
- Pot lights
- Walnut Ceiling Fan & Remote
- Windows Overlooking Pool & Hot Tub
- TV Mount Above Fireplace
- Built-In Speakers Controlled with Smart Phone (Zoned Separately)

Kitchen & Appliances:

APPLIANCES:

- 10' Cherry Cabinetry with Acorn Finish
- Stainless Steel Viking 6 Gas Burning Range
- Viking Stainless Steel Wall Oven with Self Clean
- Viking 30 Stainless Steel Built-In Microwave
- Sub-Zero Fridge (Faced with Matching Cherry Cabinetry)
- Miele Built-In Dishwasher
- Viking Stainless Steel Warming Drawer
- Viking Two Drawer Under Mount Refrigerator (Faced with Matching Cherry Cabinetry)
- Under Mount Stainless Steel Kitchen Fan

ADDITIONAL KITCHEN FEATURES:

- Serving Bar In-between Kitchen & Dining Room
- Butler's Pantry & Swinging Food Pantry
- Centre Island with Breakfast Bar
- 10 Ft High Ceilings
- Upgraded Double Bevelled Granite
- Glass Tile Backsplash
- Corian Double Farmhouse Sink
- Electric Garburator
- Pull Out Basket Storage Bin Drawers
- Top Cabinets Have Bevelled Glass Doors with Pot Lights
- Wrought Iron French Chandelier
- Porcelain Floors
- Under Mount Kitchen Cabinet Lighting
- Garden Door With Walk Out to Outdoor Dining Area & Cabana
- Side Door to Porch and Pool
- Built-In Speakers Controlled with Smart Phone (Zoned Separately)

Master Bedroom & Ensuite:

- 10 Ft' Ceilings
- Tray Ceiling with Special Plaster Crown Moulding

- Garden Door to Backyard and Pool
- His & Hers Walk-In Closets
- Walnut Hand Scrapped Flooring
- Pot Lights with Bedside Switch
- Walnut Ceiling Fan with Remote Control

MASTER ENSUITE:

- Under Counter His & Her Sinks
- Desert Limestone Tile Throughout Floors & Walls
- Marble Counter Tops
- Radiant Heated Floors
- Corner Soaker Tub
- Glass Stand-Up Shower with Two Trevi Body Sprays, Bench & Corner Shelves
- Deluxe Slide Bar Spray & One Mounted Wall Rain Shower Head on Gooseneck
- Upgraded Toilet, Faucets & Lighting
- Crown Moulding

Second Bedroom:

- 4 Ft Added Extension to Make Room Larger
- Walnut Hand Scrapped Flooring
- Direct Access to Second Bathroom
- Large Closet
- Sound Proofing Between Washroom & Laundry Room
- Large Window with Tons of Natural Light

Third Bedroom / Den:

- 12 Ft' Ceiling
- Walnut Hand Scrapped Flooring
- Large Arched Window with Tons of Natural Light
- Pot Lights

Two Piece Bathroom:

- Lime Stone "Loire" Upgraded Floor
- Radiant Heated Floor
- Cherry Cabinet with Moulded Sink

- Upgraded Toilet, Faucets & Lighting

Mud Room / Laundry Room & Three Car Garage:

- Side Door Entrance to Front of House
- Side Entrance to Garage
- Second Staircase to Lower Level
- Heated Floors
- Coat Closet with Automatic Lights
- Stainless Steel Deep Laundry Sink with Tiled Counter Top
- Whirlpool Duet Front Load Washer & Dryer
- Pot Lights

- Three Car Garage with Separate Garage Doors
- Automated Garage Doors & Openers
- Door to Side Yard
- Drywall finished with Windows

Lower Level:

- 9 Ft' Ceiling Height (\$15,000 Upgrade)
- Heated Floors (\$22,000 Upgrade)
- Large Windows including Additional Windows Added
- Roughed in Bathroom Plumbing

Additional 3300 SF Designed Plans Included Featuring Two Bedrooms, Two Bathrooms, Putting Green, Exercise Room, Game Room, Bar & Utility Room.

Wyndance Club Link Membership Features:

- Golf Membership at Wyndance Clublink Platinum Golf Course - Valued at \$70,000 (Deeded to Property)

- Wyndance Membership Allows You to Play at ALL Other Clublink Courses in Ontario, Quebec & Florida.
- Wyndance Golf Course Rated in the Top 100 Golf Courses in Canada

Additional Property Details:

2016 Property Tax: \$10,524.00

Hot Water Tank Rental: \$33.02 Per Month + Tax

Maintenance Fee: \$451.26 Per Month + Tax

Maintenance Fee Includes:

- Private Road Snow Removal
- Bottom Driveway Snow Removal
- Water
- Security
- Park / Tennis / Walking Trail Maintenance
- Common Area Maintenance

*Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency agreement.