

PROPERTY: 2320 BLACKSTONE CRESCENT

SEPTEMBER 1, 2022



## ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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*This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.*

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### INCLUDED IN THE SALE

- Refrigerator
- Gas Stove / Dual-Zone Chef's Oven
- Range Hood
- Dishwasher
- Second Floor Clothes Washer & Dryer
- Hot Tub
- Pool Heater
- Outdoor Sauna
- 10' x 10' Storage Shed With Interior Shelves

Basement / Suite:

- Refrigerator
- Cooktop
- Range Hood
- Clothes Washer & Dryer

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### FEATURES

- Heated In-Ground Salt-Water Pool
- Hot Tub
- Sauna
- In-Law, Teen, or AirBnB Suite
  - With Kitchenette, Laundry, Full Bath, Egress Window, Gas Fireplace
- Main Floor Bedroom with Accessible Bath
- 200 Amp Electrical Service
- Gas Fireplace in Living Room
- Second Floor Laundry

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### UPDATES & MAINTENANCE

- Luxury Kitchen Renovation – 2021/2022
- Roof – 2012 & approx. 2018
- Windows – Unknown, Excellent Condition
- Furnace & A/C – approx. 5 years
- Egress Window – approx. 4 years
- Hot Tub – approx. 4 years
- Sauna - approx. 4 years
- Pool Heater - approx. 4 years
- Pool Salt System & Liner - approx. 4 years
- Pool Filter - 2021

- Pool Pump – 2022
- Railing & gate over retaining wall (back yard), plus steps to ground level - 2018
- Stonework & Paving Front & Rear – 2013
- Front & Rear Porches/Decks - 2013

## POSSIBILITIES

### MAIN FLOOR LIVING & DINING

The main floor bedroom with accessible bath is a feature not found in many large family homes in the City. Before thinking about this very quick modification to the home, you might want to consider who in your family you may want to bring home in coming years – a parent, grand-parent, person with mobility issues? Yourself 😊 ?

However, it's possible that this feature won't fit into your lifestyle for the foreseeable future. You may want to consider a quick and affordable modification to this home:

- Remove the accessible bath & lay new flooring to create a gorgeous formal dining room.
- Thereby double the size of the main floor living room.

### MASTER BEDROOM RETREAT WITH SPA ENSUITE

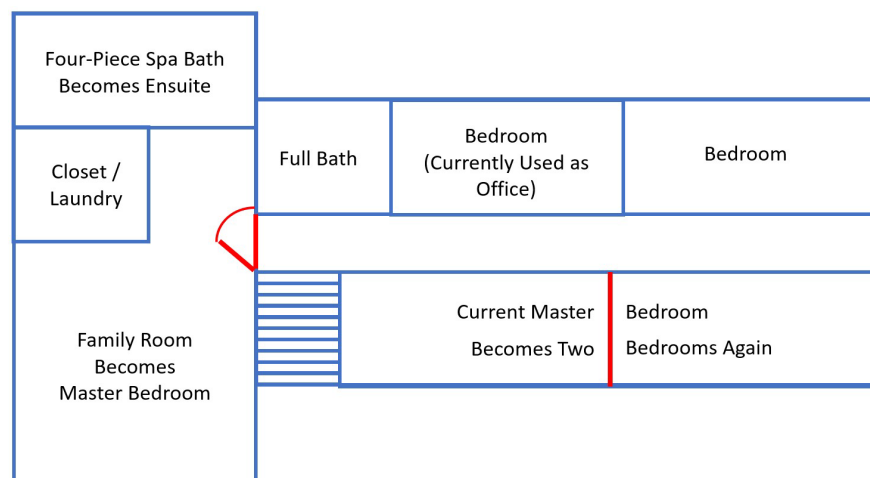
In 2012 this home was expanded. The car port was removed and a two-storey addition constructed. This includes the attached garage with inside access and the second-floor family room with vaulted ceiling, laundry closet and spa bathroom.

The original second floor four-bedroom layout was also modified years ago by removing the dividing wall between two bedrooms to create a large master bedroom.

The current set-up provides for main floor contemporary living & entertaining with a huge open gourmet kitchen, living & dining space; plus, a fabulous second floor family room, large master bedroom and 2 secondary bedrooms.

A luxurious master bedroom retreat with laundry, closet & sumptuous ensuite can be created by simply adding a door from the main hallway. The current master bedroom can also be split back into two.

Refer to the red lines in the drawing below (not to scale).



**SURVEY**

