

Nancy Benson

Sales Representative

Welcome to 5 Bridle Court



\$735,000

**COLDWELL
BANKER**

**RHODES
& COMPANY**

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MAIN LEVEL



GRAND FOYER:	19' x 11'	Stylish oak front entry door with stained glass insert, neutral polished ceramic tile floor, dramatic curved staircase with oak railing leads to the second floor
DEN:	19' x 9' ⁴ "	Richly stained hardwood floor, French doors with brass mullions and tinted etched glass ovals, exposed wood ceiling beams, wall of built-in book cases. Cozy natural gas fireplace Bow window allows for natural lighting
LIVING ROOM:	25' x 12' ⁷ "	Elegant sunken sitting area with richly stained hardwood floor. Decorative crown moldings & wainscoting
DINING ROOM:	14' ⁷ " x 12' ⁸ "	Richly stained hardwood floor, glass doors, pot lighting and wine rack, attractive mirrored ceiling medallion, corner windows optimize light, French doors invite you on to the 3 season screened porch with "Vermont style" wood doors leading to the cedar deck & tennis court
KITCHEN:	17' ² " x 11' ³ "	Imported "Terra Cotta" colour ceramic tile floor, granite counter tops, California sunshine ceiling with halogen accent lighting, double stainless steel sink with built-in garborator, single level faucet with pull out vegetable sprayer, built in microwave/hood-fan, valance lighting, lower cabinets feature custom pull-out drawers, oversized pantry and oversized window overlooking garden
FAMILY ROOM:	25' x 14' ⁴ "	Oak hardwood floor, pot lighting, oak French door to pool area with brass mullions & etched glass, handsome natural gas fireplace with "real look logs", wet bar with drink condiment holder & built-in cutting board, pot lighting, built-in illuminated china cabinet, built-in audio equipment cabinet
LAUNDRY:	9' ⁶ " x 6' ⁶ "	Ceramic tile floor, pocket door to adjacent 3 piece bath (access to the oversized double car garage)
BATHROOM:	9' ¹⁰ " x 5' ² "	Three piece, neutral ceramic tile floor, built-in linen shelves
BEDROOM/DEN:	12' ¹¹ " x 9' ⁷ "	Ceramic tile floor, built-in storage shelving, windows overlooking pool

POOL AREA



POOL ROOM: 47'⁴" x 32'¹" Imported granite tile flooring, vaulted cherry wood ceiling, skylights, track lighting, glass block windows, whirlpool pool area (separated from the swimming pool by a glass block wall), bar/lounge area complete with wet bar, 3 separate patio doors lead to the rear garden and tennis court

**EXERCISE/
LOUNGE AREA** 18'⁸" x 14'⁴" Granite tile floor, vaulted ceiling, curved stainless steel railing

LOWER LEVEL



RECREATION ROOM: 32' x 23' Wall-to-wall broadloom, cherry wood wet bar with brass inlay border, pot lighting

PLAYROOM: 20' x 8'¹⁰" Split door entry, wall-to-wall broadloom, built-in storage cabinets & shelving, plexiglass window allows visibility from recreation room

HOBBY ROOM: 15'³" x 7'³" Wall-to-wall broadloom, double cedar clothes closets, built-in counter space and adjustable shelving

**BATHROOM
& STEAM ROOM:** 10'²" 6' 3 piece, featuring steam room with marble bench, ceramic tile floor & glass door

STORAGE/UTILITY ROOM: Three cedar clothes closets, side door and stairs to pool area and tennis court

SECOND LEVEL



- MASTER BEDROOM:** 17'4" x 15'9" Double oak French doors with etched glass, hardwood floor, built-in bookshelves & drawers, crown molding, patio door to deck, oversized floor to ceiling windows.
- ENSUITE BATH:** 13'10" x 10'9" 4 piece, ceramic tile floor, large double soaker tub with 2 shower heads, picture window allows for natural light oversized vanity with make-up lighting, oversized window
- DRESSING ROOM:** 10'8" x 10'2" Hardwood floor, built-in cabinetry and mirrored closet doors
- BEDROOM:** 15'4" x 9'9" Hardwood floor, walk-in clothes closet, built-in corner desk and window seat
- BEDROOM:** 15'2" x 10'2" Hardwood floor, walk-in clothes closet, lovely view of pool area from corner window
- BEDROOM:** 13'3" x 11'5" Hardwood floor, complete walk to clothes closets
- BATHROOM:** 10'6" x 10'2" 5 piece, ceramic tile floor (neutral in colour) double sinks, double linen closet

ADDITIONAL DETAILS



LEGAL DESCRIPTION: PCL 9-2, SEC 4M-273; Pt Lot 9, Pl 4M-273, Part 2, 4R3603

TAXES: \$8,491.00 (2003)
BUILDER: Campeau, Bennington Special
PARKING: Double car garage with inside access and interlocking driveway
HEATING: Forced air, natural gas
LOT SIZE: 40.63 feet x 145.09 feet
COOLING: Central air conditioning
RENTAL: Two hot water tanks
POSSESSION: To Be Arranged or June 30th, 2004

INCLUSIONS: Stainless steel Frigidaire dishwasher, Frigidaire self cleaning convection cooktop & oven, Frigidaire microwave/hoodfan oven, Frigidaire side-by-side fridge, Maytag washer & dryer, garborator, central vacuum system with all attachments, bar fridge (in "as in" condition), fridge & freezer located in basement, pool related equipment, tennis court and related equipment including ball machine, automatic garage door open and 2 remotes, alarm system, intercom system, complete wiring & speakers for stereo system.