

Property Information

Every detail of this 3580ft² custom build reflects meticulous craftsmanship and design. Welcome to Westbrook Meadows, where quality and elegance meet.

From premium construction standards to beautiful finishings, this home offers form and function. Constructed with 2x6 framing, plywood roof sheeting, open web finger-jointed engineered joists and engineered trusses, and silverboard insulated exterior to avoid thermal bridging, making this home is as practical as it is luxurious. The 9' basement offers the opportunity to design your own basement layout with the builder. The hand-shaped exterior stone, low-maintenance long-board siding and soffits, and over-size windows exude modern luxury. Stepping inside are show stoppers like the nearly 30-foot solid oak open-riser staircase, dining room ceiling detailing, soaring living room ceiling, and custom built-ins that elevate this house to the pinnacle of the suburbs.

Entertain in the open concept main floor complete with a gas fireplace, bright windows that offer expansive views of farm fields, a gourmet kitchen with 40ft² island and seating, and oversized patio doors to the private covered 20'x12' concrete deck with no rear neighbours.

Upstairs boasts a luxurious primary suite with a large private balcony overlooking farm fields, and a spa-like ensuite with porcelain tiles, marble accents, double shower, large soaker tub, and massive walk-in closet with custom built-ins. The additional bedrooms offer plenty of space and share a large bathroom with double sinks, stone countertops, and a large tub/shower with tile surround and marble accents. Lastly, the bright and well designed laundry room has custom cabinetry with crown to the ceiling, stone counters, and an undermount sink.

Close to many great parks and schools, including the coveted St. Genevieve School District by bus and less than a 5km drive to

Lancaster Public School.

With too many features to list this home must be seen in person to be truly appreciated.

Property Details

ADDRESS: 832 Windermere Drive, Kingston

TYPE: Custom 2-Storey

LEGAL DESCRIPTION: LOT 37, PLAN 13M97 CITY OF KINGSTON

SQ. FT:	3580 ft ² (as per builder plans- 1646 ft ² main floor, 1934 ft ² upstairs)
BEDROOMS:	3 + Office
BATHS:	2.5
LAUNDRY:	Second floor with cabinetry along both walls, stone counters, undermount sink and tiled backsplash
BASEMENT:	Nearly 9' high with development potential (builder can finish to suit)
AGE:	2021
ELECTRICAL:	200 Amp Breaker Panel (copper wiring)
ROOF:	Asphalt
FOUNDATION:	Poured Concrete
FLOORS:	Wide Plank Luxury Vinyl, Ceramic and Porcelain Tile
WINDOWS:	Oversized windows with smart blinds for large rear windows
EXTERIOR:	Hand shaped Eramosa Limestone with longboard siding and soffits

PARKING:	Double wide driveway with stone borders
GARAGE:	Two-car garage
LOT SIZE:	50.02' x 115.47'
FIREPLACES:	2 (main floor gas, primary bedroom electric with gas line roughed-in)
TAXES:	\$8,863.51 (2023)
ROLL #:	101108022001737
PIN #:	362650413
HEATING:	Forced Air Gas
COOLING:	A/C
RENTALS:	None (tankless water heater owned)
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Generally level, low maintenance city lot
CHATELS INCLUDED:	Thermador dishwasher and gas oven/range, JennAir wall oven and Fridge, Electrolux washer and dryer
FIXTURES EXCLUDED:	Dining room light fixture
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Flexible

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- Schedule B
- Floor Plans
- Additional Features List