

# WELCOME TO 64 LAURENTIDE CRESCENT



Master Bedroom View

This residence is located in the prestigious Ravines of Castlemore, one of Brampton's finest upscale neighborhoods. Brampton had been founded in 1834 by the instrumental efforts of John Elliott, John Scott, John Lynch, and George Wright, who had owned and developed the lands that had originated in the area that had later become the intersection of Queen and Main Streets, as well as Eastern European immigrants, who had innovatively developed the area and its businesses. Brampton had been named by John Elliot, who had named it after the village of Brampton in Cumberland, England. Brampton had become known as the "Flower town of Canada" in 1860, which had been due to the efforts of Edward Dale, who had established a flower nursery, which had been Brampton's largest employer.

The Ravines of Castlemore is close to some of Brampton's best shopping and dining destinations, the best schools, renowned golf courses, beautiful parks, and quick travel times to the Greater Toronto Area and the airport, via car or public transit.

FOR SALE AT: \$485,000   TAXES: To Be Assessed   LOT SIZE: 42.05 x 100.52 Feet

## SPECIAL FEATURES

- Grand 9-foot high main floor ceilings (8-foot high ceilings on second floor)
- Upgraded ¾" x 2 ¼" red oak strip hardwood floors in living room, dining room, family room, and library
- Upgraded 1 ¾" railing pickets, with 3" top on main stairs (main floor to second floor)
- ½" Oak nosings at Upper Hall – Railing
- Decora switches and plugs throughout

*Special Features Continued on Page Insert...*



## EXCEEDING EXPECTATIONS

Luke Dalinda, Sales Representative  
Royal LePage Real Estate Services Ltd., Brokerage  
W: 416 236 1871   C: 416 725 7170  
ldalinda@DalindaTeam.com



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This home is a striking 2,540 square foot, two-storey, four-bedroom luxury residence that backs onto a breathtaking ravine and the West Humber River Tributary in the sought-after Ravines of Castlemore!

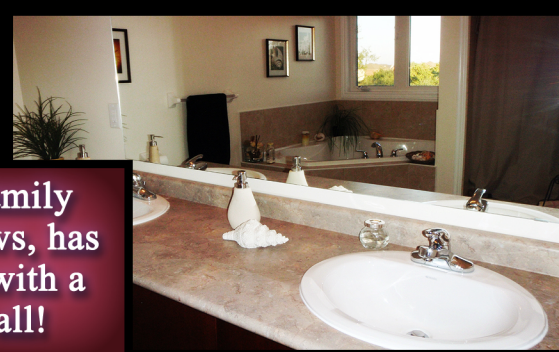


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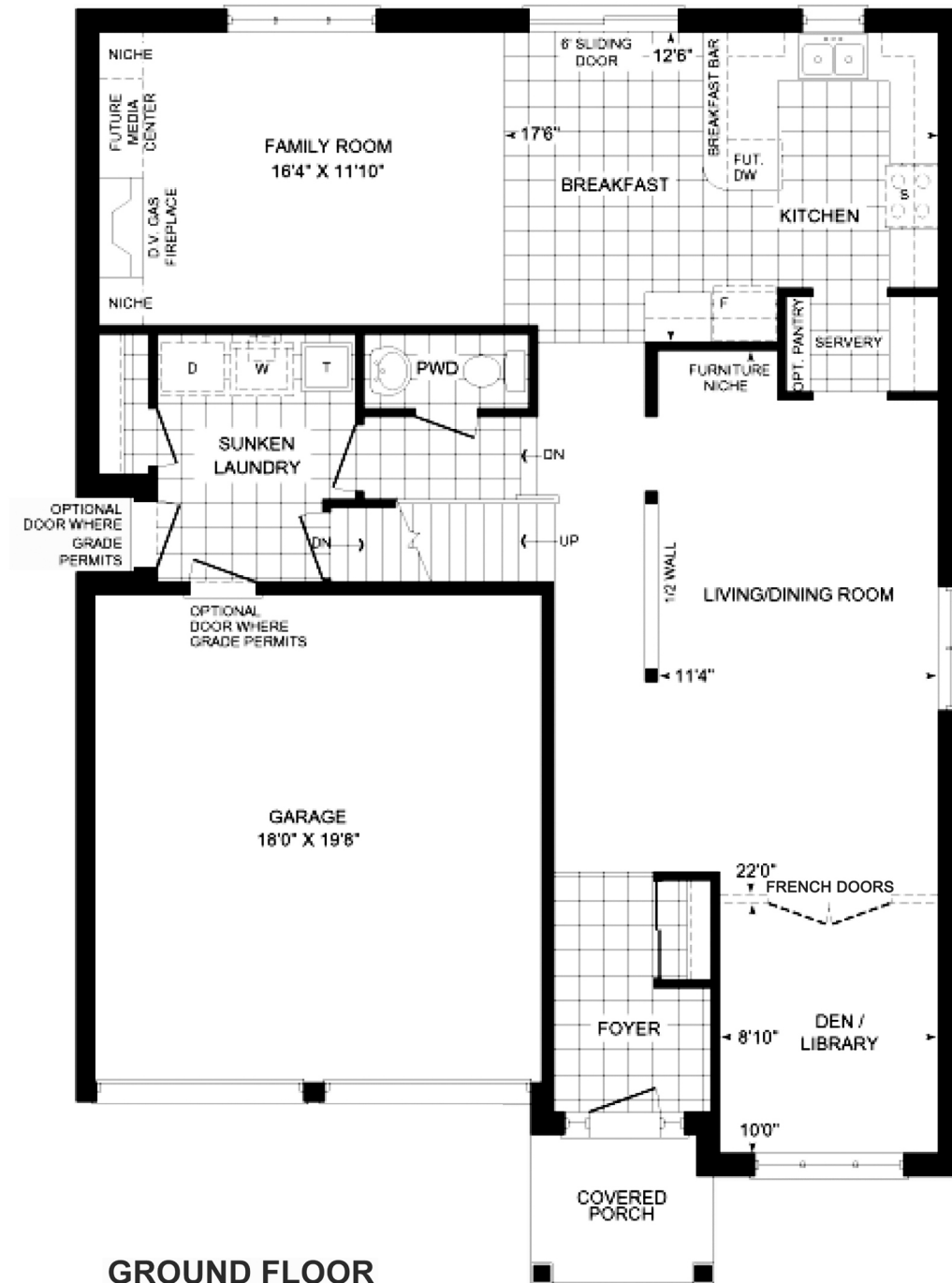
An elegant, distinctively designed entrance opens to formal principal rooms, a private library, a state of the art kitchen, and an expansive family room, which are all flooded with natural light and feature grand 9-foot high ceilings. The spacious master bedroom, with stunning forest views, has a lavish 5-piece bathroom! In addition to the four large bedrooms is a computer loft. This magnificent home is situated on a private ravine, with a separate private side entrance to the basement, which, if finished, is ideal for a teen, in-law suite, or rental opportunity. This home has it all!





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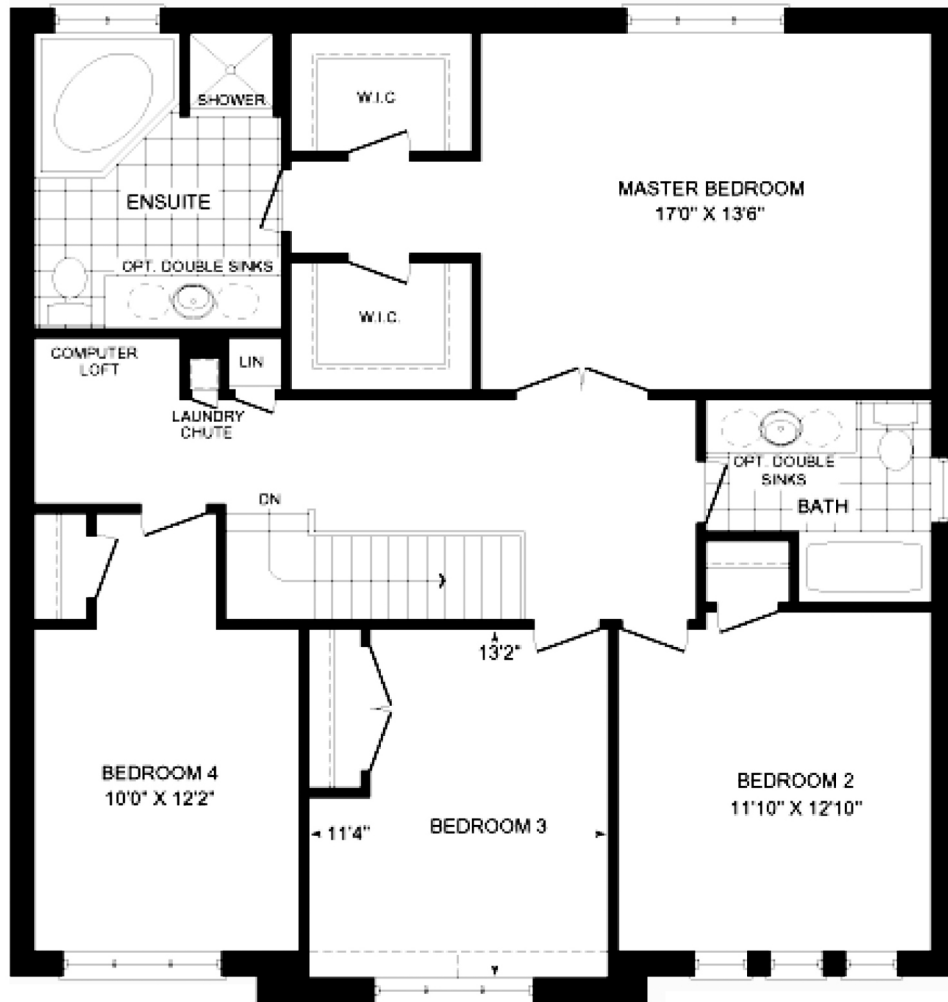
## Floorplan



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# WELCOME TO 64 LAURENTIDE CRESCENT Floor plan



**SECOND FLOOR**



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# W E L C O M E T O 6 4 LAURENTIDE CRESCENT F l o o r p l a n

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## **SPECIAL FEATURES (cont'd)**

### **Ontario New Home Warranty Plan in Effect**

- Upgraded trim 4 1/4" baseboards and 2 3/4" casings for windows and doors
- Double stainless steel sinks, with single lever faucet in kitchen
- Upgraded broadloom on second floor
- Four pot lights in family room
- Direct vent gas fireplace, complete with glass panel and gas log, with painted mantel
- Granite counters in kitchen
- Upgraded kitchen cabinetry, with extended height (104 cm) uppers
- Upgraded kitchen pantry
- Built-in breakfast bar
- Double sinks in Master Bedroom ensuite, with corner tub
- Professionally painted, with Benjamin Moore designer paints (Higher quality than builder's upgrade)
- Double French doors to library
- 3-piece rough-in in basement for a future bathroom
- Distinctive "Classique" or 800 series interior doors, excluding sliding doors
- Computer loft

## **Energy Efficient Features**

- High efficiency natural gas furnace, complete with electronic ignition
- Top of the line Keep Rite central air conditioning system
- Quality thermopane windows, with double-glazed glass on all fixed windows
- Low flow aerators on all faucets
- Water saving toilets
- Low flow shower heads in all showers
- Pressure balance valve in all bath and shower enclosures

## **Electrical Features**

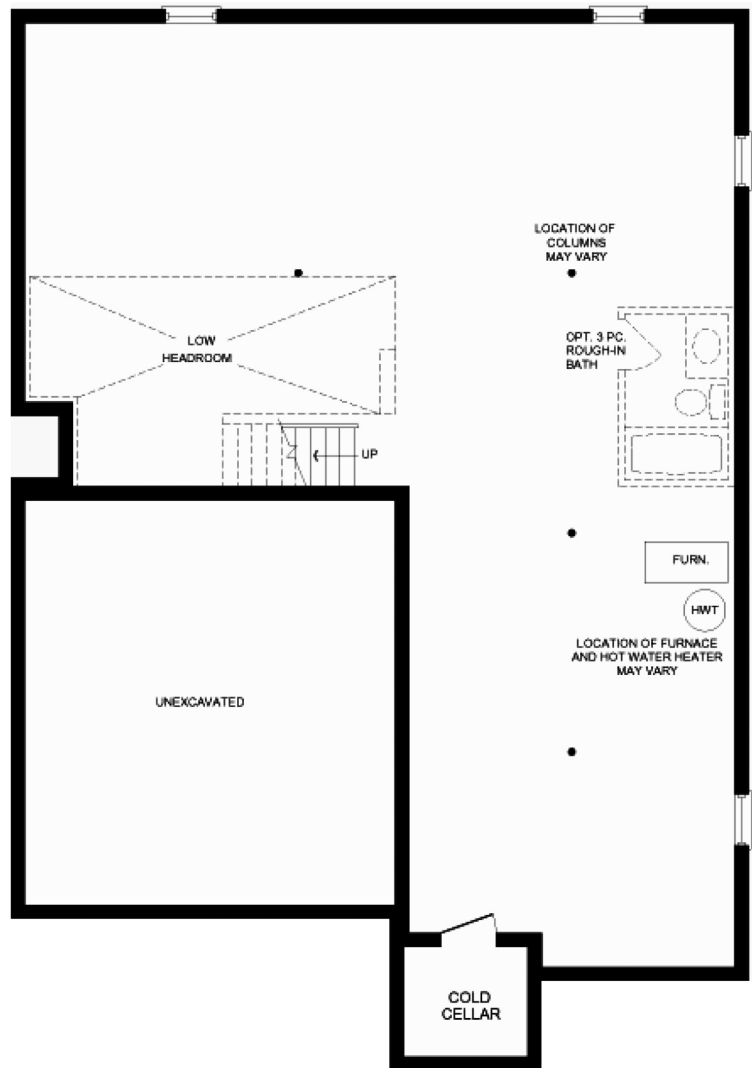
- 100-AMP automatic circuit breakers, with heavy duty copper wiring
- Heavy-duty receptacles for stove and dryer
- Rough-in for central vacuum system

## **Safety Features**

- One smoke detector on every floor
- A carbon monoxide detector
- Security deadbolt on front, side, and garage entry doors
- Alarm Force alarm system, excluding monthly service fees

## **Construction Features**

- Quality 2X6 wood frame construction
- Steel beam construction in basement
- Poured concrete foundation walls, with heavy duty damp-proofing and weeping tiles.
- Basement "wrap" waterproofing system on foundation wall



**BASEMENT**



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