

WELCOME TO

259 Upper Post Road

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ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2018

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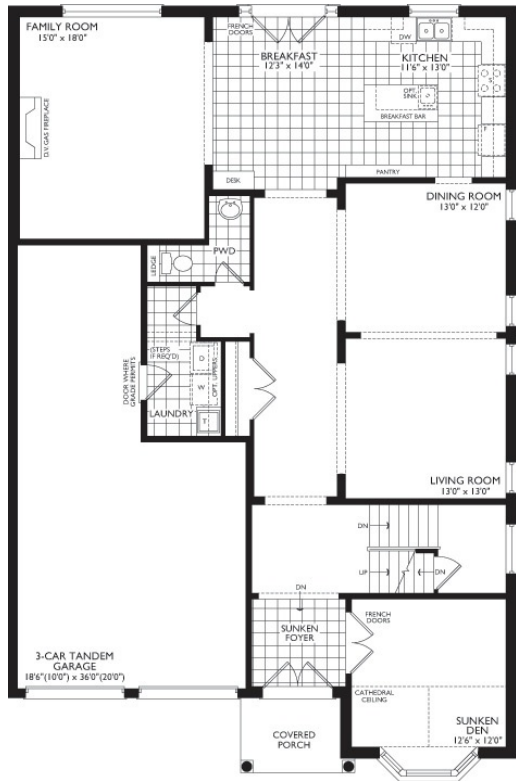


Your **Community**[™]
REALTY

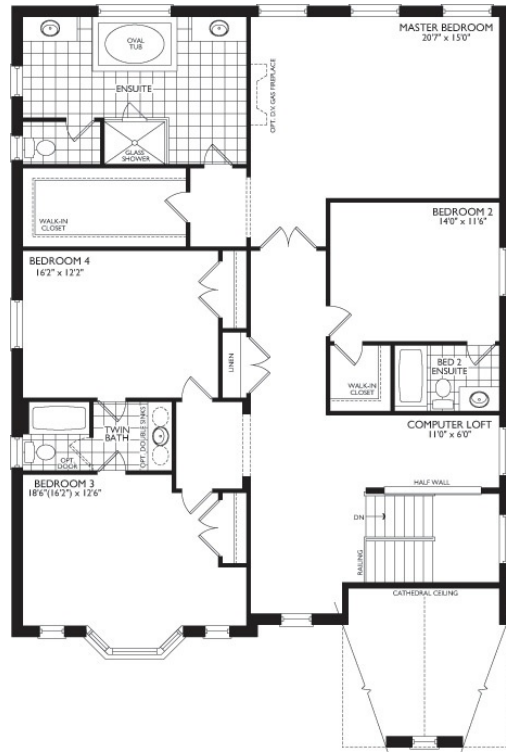
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

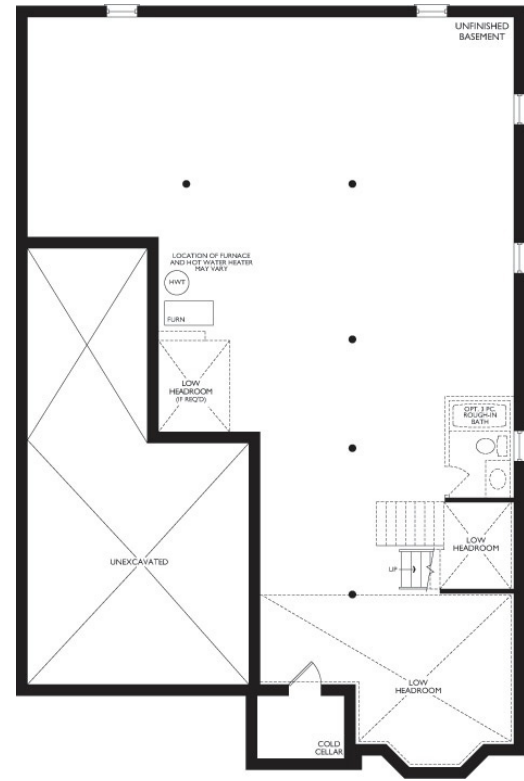
259 Upper Post Road, Vaughan, ON



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL











HOUSE UPGRADES AND FEATURE LIST

259 Upper Post Road, Vaughan, ON

Exterior

- Upgrades to North side of house (as shown in house upgrade drawing)
- Designer front door and hardware; sandblasted glass sidelights and transom;
- Custom (cedar) side-yard gate
- Lawn irrigation system

Garage

- 3-Car tandem parking
- Built-in cabinets and workbench area
- Outlets in all 3 car park areas

Interior

- Custom sanded and stained hardwood throughout
- Designer lighting, mostly on dimmers, throughout
- Double plaster crown moulding throughout
- Plaster paneling in foyer, stairway, hallways and loft area
- Custom wall mirrors in bathrooms, master make-up area, and laundry room
- Recessed lighting with dimmers throughout
- Custom wood and designer floor registers
- Designer drapery, shutters, and window coverings
- Benjamin Moore paint throughout

Entry/Foyer

- Suzanne Kasler Morris Lantern pendant light

Staircase

- Custom stain and paint
- Custom designed newel posts

Stairwell Landing (upstairs)

- Sandy Chapman Arch Top Large Tapered Lantern pendant light

Family Room

- Custom designed mould cast fireplace extended out from wall with plaster moulding trimmed panel
- Custom wall unit (for flat screen television, electronics, and storage)
- Entrance from kitchen framed to visually separate family room space

Kitchen

- Custom kitchen design (~125K)
- Paneled design style; profiles custom designed for cabinets, panels, and kick plates; Benjamin Moore lacquer paint CC130 used on millwork
- Separate breakfast area with built-in buffet and broom closet with message center
- Pullouts in pantry and island; oil pullout; garbage pullout; under sink pullout; and mixer/small appliance pullout extension shelf.
- Sitting area space, at counter height, designed into island
- Power outlets built into island panels
- Under counter lighting
- Cable television outlet
- Brazilian quartzite (natural stone) countertops with custom designed edges
- Brazilian quartzite (natural stone) backsplash
- Built in Appliances
- Wolf range
- Vent-A-Hood range hood (built-in)
- Sub-zero fridge (built-in)
- Blanco Silgranit large size, deep under mount single main sink
- Blanco Silgranit sink in island
- Miele dishwasher (built-in)
- Miele coffee machine (built-in)
- Miele microwave/small wall oven (built-in)
- Perrin and Rowe faucets
- Designer, heavy duty hardware, Richelieu
- Thomas O'Brien pendants
- Schonbek chandelier

Living/Dining

- Living and dining areas were separated by framing the open entrance to define the individual rooms
- French pocket door was added to separate kitchen from dining area

Hallway (downstairs)

- Thomas O'Brien wall sconce
- Plaster moulding panels

Laundry/Mud Area

- Miele industrial size washer and dryer
- Built-in cabinetry, countertop, sink, pullout Pfister faucet, under counter lighting; outlet for iron/steamer
- Separate mud area with hat shelf and coat hooks
- Designer lights

Powder Room

- Quatrefoil Mirror
- Designer lights

Office

- Custom built-in wall unit with display area, storage, shelves, and lighting
- Storage unit for office equipment, supplies, files, paperwork, etc.
- Thomas O'Brien library lights

Loft Area (2nd Floor)

- Work area with built-in high desk and custom bookcase
- Separate sitting area defined
- Recessed lighting grouped to divide work, sitting, and hallway area

Master Bedroom

- Built-in television/art wall unit with shelves and storage
- Large custom built His closet with specific areas of organization
- Separate custom built Her walk-in-closet with different areas for organization of clothes, shoes, jewelry, etc.
- Separate make-up/dressing area with large full length mirror
- Sandy Chapman chandelier
- Euro crystal ceiling light

Master Bathroom

- Separate vanities with quartzite natural stone countertop
- Separate toilet area
- Grohe sink and soaker tub faucets
- Grohe shower system and sprayer
- Thomas O'Brien vanity wall sconces
- Robert Abbey bling chandelier
- Euro crystal ceiling light

2nd Bedroom (kid's room)

- Built-in bookshelves
- Custom built walk-in-closet with various organized areas
- Designer wallpaper
- Ensuite bathroom
- Visual comfort lighting from Sescolite

3rd Bedroom (Creative Room)

- Custom built-in shelving unit with library lights
- Custom built computer workstation shelf
- Ensuite shared bathroom with double sinks and separate toilet/bath area
- Euro crystal ceiling light

4th Bedroom (Guest Room)

- Designer shell pendant light (West Elm)
- Ensuite shared bathroom with double sinks and separate toilet/bath area

Other Features

- 200 Amp Service
- Security wiring; ADT security panels (front, laundry room, upstairs hallway)

259 Upper Post Rd, Maple, ON L6A 4K1, Canada

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Roméo Dallaire PS

Designated Catchment School
Grades 2 to 8
550 Peter Rupert Ave

Anne Frank PS

Designated Catchment School
Grades PK to 8
431 Ilan Ramon Blvd

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

Alexander MacKenzie HS

Designated Catchment School
Grades 9 to 12
300 Major MacKenzie Dr W

ÉS Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Heritage Park

631 Valley Vista Dr

4 min

Freedom Trail Park

121 Freedom Trail

11 min

Mill Race Park

310 Thomas Cook Ave

11 min

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Tennis Courts
- 2 Skateboard Parks
- 1 Multi-Use Pad
- 3 Sports Fields
- 1 Basketball Court
- 1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 27 minute walk away.

Nearest Rail Transit Stop
Maple GO

Nearest Street Level Transit Stop
Dufferin St / Ivy Glen Dr 5 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.44km.

Mackenzie Richmond Hill Hospital
10 Trench St

Fire Station
10800 Dufferin St

Police Station
171 Major Mackenzie Drive West

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee
- Gym
- Grocery
- Gas Station

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*****SPECTACULAR CUSTOM DESIGNED MASTERPIECE*****

Every Once And A While A Home Hits The Market That Makes You Say WOW. It All Starts With The Fully Landscaped Pool Sized XL Lot Siding On To A Beautiful Pond, And Once You Get Inside, You Will Notice All Of The 100's of Thousands In Upgrades With Custom Mouldings,Built In's And So Much More. 3 Car Garage, Main Floor Office, And A Master Suite Which Is Will Impress You Like No Other.

Appliances: Wolf 36" Range, Sub-Zero B/I 36" Fridge, Miele B/I Microwave, Miele Diamante Plus B/I Dishwasher, Miele B/I Coffee Machine, Miele Washer and Dryer, All Built In Cabinetry And Shelving, Inground Sprinkler System, Furnace, A/C, Two Garage Door Openers and Remotes.

Lot Size: 116.73 Ft x 53.11 Ft. | Taxes: \$9,521.55 / 2019

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