

WELCOME TO

*259 Upper Post Road*

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Sales Representative

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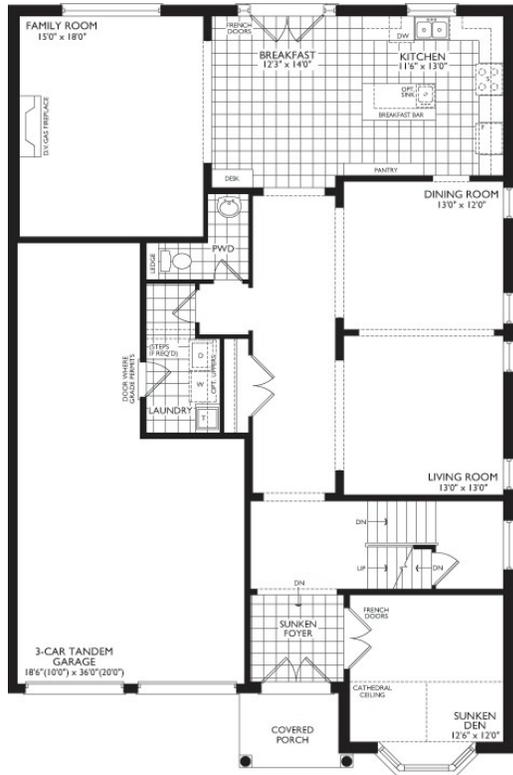


Your **Community**<sup>™</sup>  
REALTY

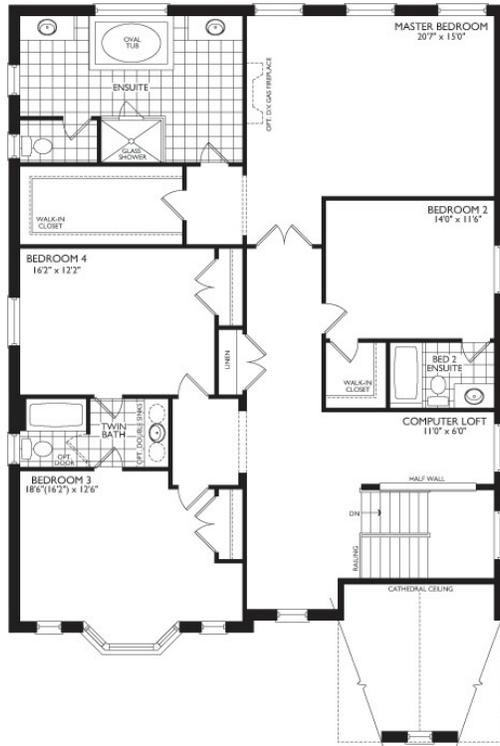
**ROYAL LEPAGE**

BROKERAGE INDEPENDENTLY OWNED & OPERATED

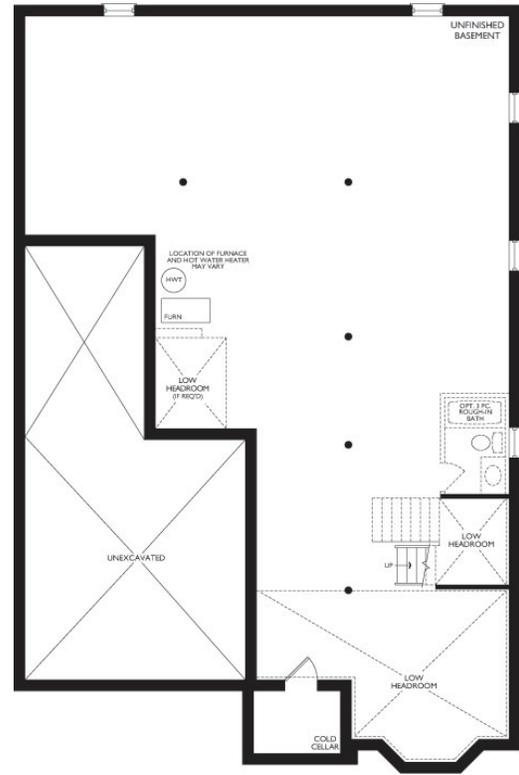
# 259 Upper Post Road, Vaughan, ON



**MAIN LEVEL**



**UPPER LEVEL**

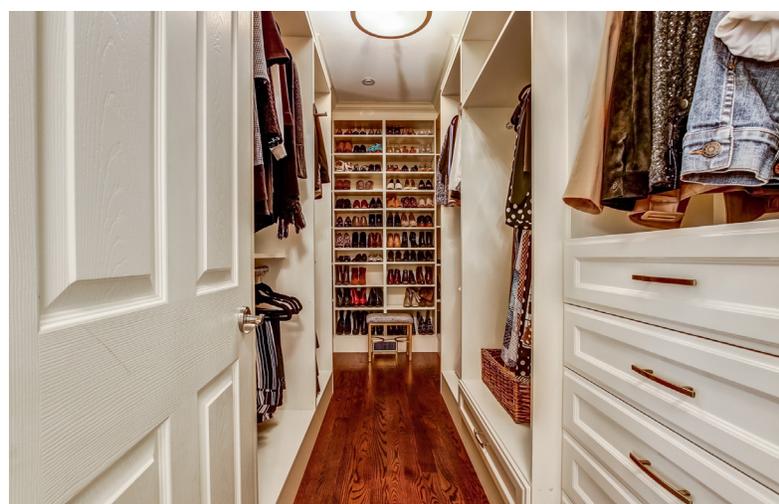


**LOWER LEVEL**











# 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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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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