

TEAM ZOLD

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56 Reeve Drive, Markham

With over 4,000 square feet of living space, this spectacular well-maintained and upgraded home, has an incredible amount of added features.

HOUSE UPGRADES AND FEATURE LIST



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Kitchen:

- Renovated Kitchen (over \$100K in upgrades), including SS Wolf Gas Stove, SS Wolf Downdraft Vent; Built-In SS Miele Microwave/Speed Oven, SS Miele Full Wall Oven, SS Miele Food Warming Drawer, SS Miele Coffee Machine with Cup/Plate Warming Drawer, Integrated Marvel Wine Fridge with Humidor, SS Kitchen-Aid Refrigerator
- Granite Counters
- California Shutters
- Kitchen Opens to Dining Room
- Walkout to Backyard

Bathrooms:

- Over \$75K spent on main bathroom renovations with Riobel faucets, rain heads/spray/handhelds, Neptune stand-alone tub

Family Room:

- Fireplace (wood) recently refaced,
- Includes TV Mount, with numerous cables (incl. HDMI, audio, video)
- Two built in cabinets on side of Fireplace (to house A/V Equipment)
- Walkout to Backyard

Bedrooms:

- All with generous closet space & California organizers/shelving
- Primary Bedroom includes Electric Fireplace, and 6 PC ensuite bathroom
- Bedroom 1 includes a Fireplace with Electric liner (can be converted back to wood)
- Bedroom 5 has Cedar closet

Main Floor Laundry Room:

- Fully Renovated with Garage Access
- Whirlpool front load steam washer & dryer with storage pedestal for both
- Built-In shoe/storage/laundry bins
- Full upper/lower cabinets, granite countertop with porcelain floor
- Stainless steel under mount sink with built in scrub board and touchless faucet



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Basement:

- Can be easily converted into a 2-Bedroom 'In-law' suite
- Built in Bar/Sink
- Gas Fireplace
- Built-in cabinets in main room
- Full (4pce) renovated bathroom
- 1 Bedroom currently used as a Workout room/office with built in bookshelves x1
- 1 Bedroom currently used as an 'entertainment' room with tv/ built in bookshelves x1
- Cold Cellar with built in shelving, Side-by-side Refrigerator/Freezer
- Approx. 1,300 square feet of living space in basement

Outdoor Kitchen/Living Space:

Backyard Oasis includes

- Granite counter tops with plumbed sink
- Outdoor grill and burners, and Napoleon BBQ (all gas),
- Built-in fridge
- Gas line for Fire pit table (table not included)
- Gas line roughed in for outdoor fireplace
- 4 outdoor water faucets

Sports Pool 16' X 32', (6.5 deep/ 4.5 shallow), includes:

- Volleyball net
- New liner
- New Pentair Intellibrite multi-colour LED lights with timer,
- Integrated steps with three Whirlpool seats.
- Sale includes available pool accessories, including cover.

Irrigation System: Front and back with flower pot drip lines as well

Landscaping:

- Home has been landscaped front and back (Boulders, river rock, interlocking paving stones);



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- Extensive perennial gardens both front and back and a pear tree, as well as a vegetable garden
- Interlocked paving stones driveway/walkway, with boulders, river rock, and flagstone front porch.
- Brand new wood fence in backyard (2020)

Garage:

- 2 Garage doors/openers (Markham Garage Doors) inserts replaced 2020, 1 garage door opens extended height, New Age Garage cabinets & slatwalls and hooks, work table with bamboo work top and tool drawers & 2 overhead storage racks
- Sale includes all built-in cabinets, work top & storage racks.
- Car lift for extra vehicle (not included, but negotiable)

Other:

- Hi-Tech Security/Audio/Video System: Crestron controlled Home Audio (throughout all floors including backyard), Video/Cameras, Bosch Security System, Lighting, Intercom (technology & hardware, over \$100k value)
- Brand new Oak railings and wrought iron spindles
- Solid oak hardwood flooring throughout
- Video/Audio door phone
- All windows changed from top to bottom of house
- Pot lighting throughout
- All door handles through 1st and 2nd floors upgraded to Weiser Satin Nickel and Keyless entry
- Smooth Ceilings throughout main floor and basement (excl. Living Room)
- Skylight (with opening window) & Sun Tunnel Skylight
- Four Fireplaces Overall: Wood FP in Family Room, Electric FP in Bedroom 2 (electric insert can be removed and changed back to Wood), Gas FP in Basement, Electric FP in Primary Bedroom
- Bedroom Closets have built in organizers
- Central Vacuum w/Kitchen kick-plate
- High Efficiency Furnace and Air conditioner with Wi-Fi thermostat



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