

\$1,258,000 - 22 Drew Brown Boulevard, Orangeville

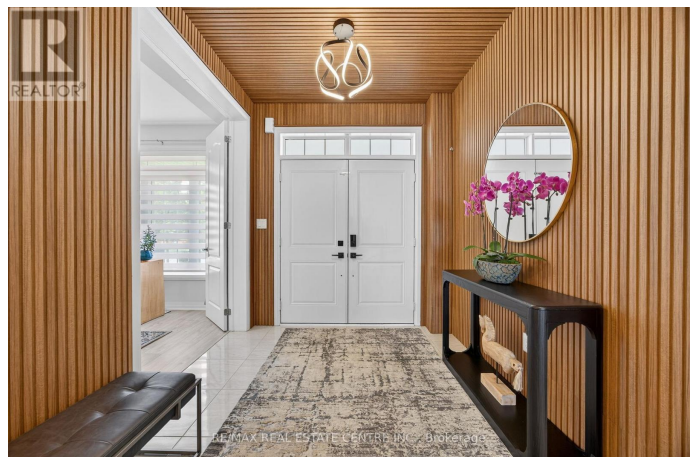
MLS® #W12417337

\$1,258,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Orangeville, Orangeville, Ontario

Welcome to the largest model offered in this prime standalone neighbourhood, where sophisticated design meets square footage. This all brick 2 storey home delivers a layout fitting for family and friends, plus the potential of an undeveloped walkout basement for limitless possibilities. The main floor offers a private office, a flexible formal dining room, and a warm inviting living room with a gas fireplace that connects seamlessly to the heart of the home, the chefs dream kitchen. Perfect for entertaining, whether it is kids at the breakfast bar or family and friends in the eat in area, you are well equipped to prepare meals of any magnitude on your 6 burner double oven Wolf range. A sleek backsplash wraps around the kitchen above polished quartz counters and a walk in pantry keeps supplies organized. You will be prepared to impress not only with your culinary skills but also with the stunning ambiance this home presents. The designer foyer, where a slatted wood wall and ceiling paired with a sculptural light signal that you are stepping into something special. Nine foot ceilings and eight foot doors add elegance and grandeur, complemented by upgraded lighting, fixtures, window treatments, and all hard surface flooring throughout the main level. Upstairs, the 4 bedroom 4 bathroom layout is designed for comfort and privacy, with every bedroom featuring its own ensuite. The primary retreat is a showstopper, offering double door entry, a massive walk in closet, a Parisian inspired feature wall framing a king



size bed, and a luxurious ensuite with a glass shower, soaker tub, double sinks, and a smart toilet. For added convenience, the primary suite also features automatic window shades for effortless control of light and privacy. Outside, enjoy a family friendly community with ponds, trails, schools, shops, and parks close by. This one feels right and offers undeniable value. With no sidewalk in front and walking trails behind, do not want to miss this opportunity. (id:6289)

Essential Information

Listing #	W12417337
Price	\$1,258,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Drew Brown Boulevard
Subdivision	Orangeville
City	Orangeville
Province	Ontario
Postal Code	L9W6Z4

Amenities

Amenities	Park, Schools, Fireplace(s)
Features	Cul-de-sac
Parking Spaces	6
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Water purifier, Dishwasher, Dryer, Garage door opener, Stove,
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Water Treatment, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	45 x 92.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC.



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