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"Ultimate Agents, Ultimate Results"

Not intended to solicit anyone already under contract.

Presented by Jonathan Amantea



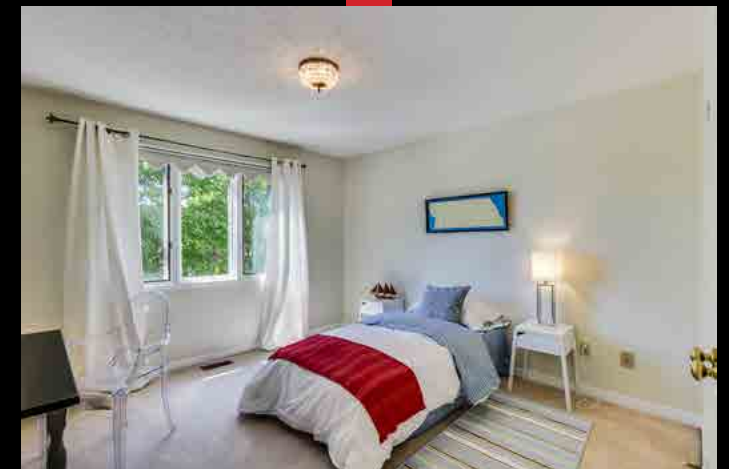
Elegant & sophisticated quality built Coughlan home (Oak model) is on the market at rarely offered & sought after "Fawn's Landing in Pickering" The home backs onto a ravine & greenbelt. Square footage is approx. 3,600 SQ FT + 1,700 SQ FT finished basement for a total of 5,300 SQ FT of living space!

The open concept newly renovated kitchen features quartz countertops, new/newer black appliances & is open to the family room. This exemplary residence proudly features a Scarlett O'Hara solid oak staircase, six custom hand made stained glass windows, soaring cathedral ceiling, antique crystal front hall chandelier, extensive floor to ceiling wainscoting, oversized plaster/wood crown molding. Life-like gas fireplace brings warmth to the family room. French doors lead into the formal living room, formal dining room (featuring a crystal chandelier) & the library. Main floor laundry has garage access. Central vac system throughout. Newly installed hardwood flooring in the upstairs hallway & master bedroom. Spacious master bedroom has an updated five piece bathroom w/ under mounted sinks & quartz counter tops. Second bedroom features a four piece en-suite bath.

The finished basement is a true entertainers delight w/ a gas fireplace, huge recreation area, large bedroom, kids play area, rough-in for a bathroom, ample storage & tons of built-in shelving. Extra insulation has been blown in the attic, A/C 1- 3/4 years old & a high-eff furnace.

Extensive flagstone walkway starting from the sidewalk & driveway up a few steps to the front door landing. Custom iron railings lead up the steps to the front doors. Fully landscaped front yard & private back yard overlooking the ravine. Pot lights in the soffit illuminate the back of the house & halogen lights under soffit illuminate front garden & walkway. Lawn in ground irrigation system including garden sprinklers, gas BBQ hook up, 9.5 year old roof w/ turbine vents.

Minutes to Pickering transit, Go station, HWY 401, HWY 407, schools & the town centre. No need for the 3 hour trip to the cottage. Your very own nature retreat in Pickering. Minutes to the DVP. Truly one-of-a kind.



866 Darwin Drive, Pickering ON