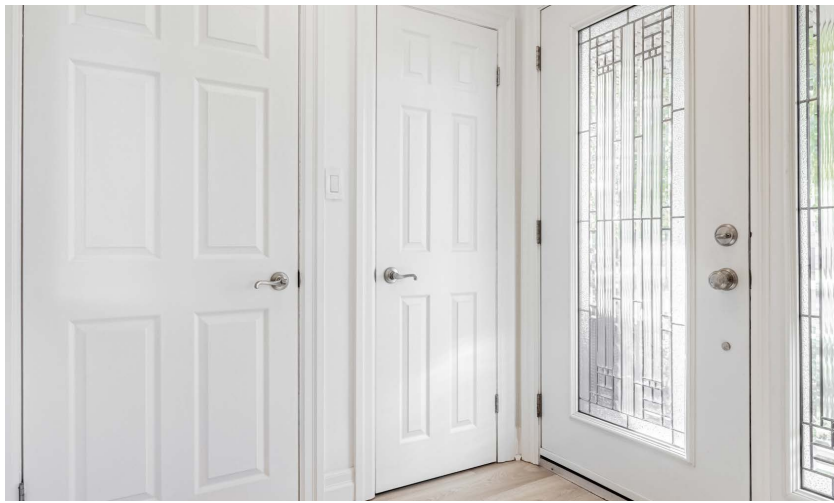




45 Harjolyn Drive



FOYER

- Single door with glass insert and side light
- Semi-flush mount light fixture
- Front hall closet
- Laminate flooring

LIVING ROOM

- Large three-panel window
- Motorized roller blind with remote
- Wood burning fireplace with granite hearth
- Pot lights
- Laminate flooring

KITCHEN

- Over the sink window
- Extended kitchen cabinetry with contemporary hardware
- Granite countertops
- Double stainless steel undermount sink with single lever faucet
- Kitchenaid stainless steel french door refrigerator
- Kitchenaid stainless steel ceramic top range
- Kitchenaid stainless steel over range microwave with built-in exhaust fan
- Bosch panelled dishwasher
- Pot lights
- Laminate flooring





DINING ROOM

- Open-concept dining room
- Pot lights
- Laminate flooring

FAMILY ROOM

- Large wall to wall windows with double door to backyard
- Gas fireplace
- Pot lights
- Laminate flooring

POWDER ROOM

- Framed vanity mirror
- Built-in vanity with single lever faucet and under-counter storage
- Vanity light
- Tile flooring

MUDROOM

- Entrance into house from the garage
- Built-in hooks
- Pot lights
- Tile flooring



PRIMARY BEDROOM

- Juliette balcony
- Three panel wall to wall mirrored closets with built in organizer
- Semi-flush mount light
- Laminate flooring

2ND BEDROOM

- Window
- Double-door closet with shelf and hanging
- LED flush mount light fixture
- Laminate flooring

3RD BEDROOM

- Window
- Double-door closet with shelf and hanging
- LED flush mount light fixture
- Laminate flooring

WASHROOM

- Framed vanity mirror
- Built in vanity with single lever faucet and under-counter storage
- Deep soaker bathtub with jets and shower head
- Vanity light
- Tile flooring





4TH BEDROOM

- Three-panel wall-to-wall mirrored closets with built-in organizer
- Pot lights
- Laminate flooring

5TH BEDROOM/OFFICE

- Double french doors
- Pot lights
- Laminate flooring

WASHROOM

- Framed vanity mirror
- Built-in vanity with dual lever faucet and under counter storage
- Deep soaker bathtub with jets and shower head
- Vanity light
- Tile flooring



RECREATION ROOM

- Linen closet
- Furnace room
- Pot lights
- Laminate flooring

LAUNDRY ROOM

- Utility sink
- Whirlpool stacked washer and dryer
- Tile flooring

SALON

- Hair-washing sink
- Pot lights
- Tile flooring

BACKYARD

- 32ft x 16ft in ground salt water swimming pool with diving board
- Fully-landscaped front and backyard with walk-out deck
- Built-in covered outdoor lounge area with ceiling fan and electrical TV rough-in
- Natural gas BBQ hookup

UPGRADES

- New powder room built in 2025
- Interior of the house painted in 2025
- New laminate flooring installed in 2025
- Central vacuum
- Alarm and security system with 7 cameras

PARKING

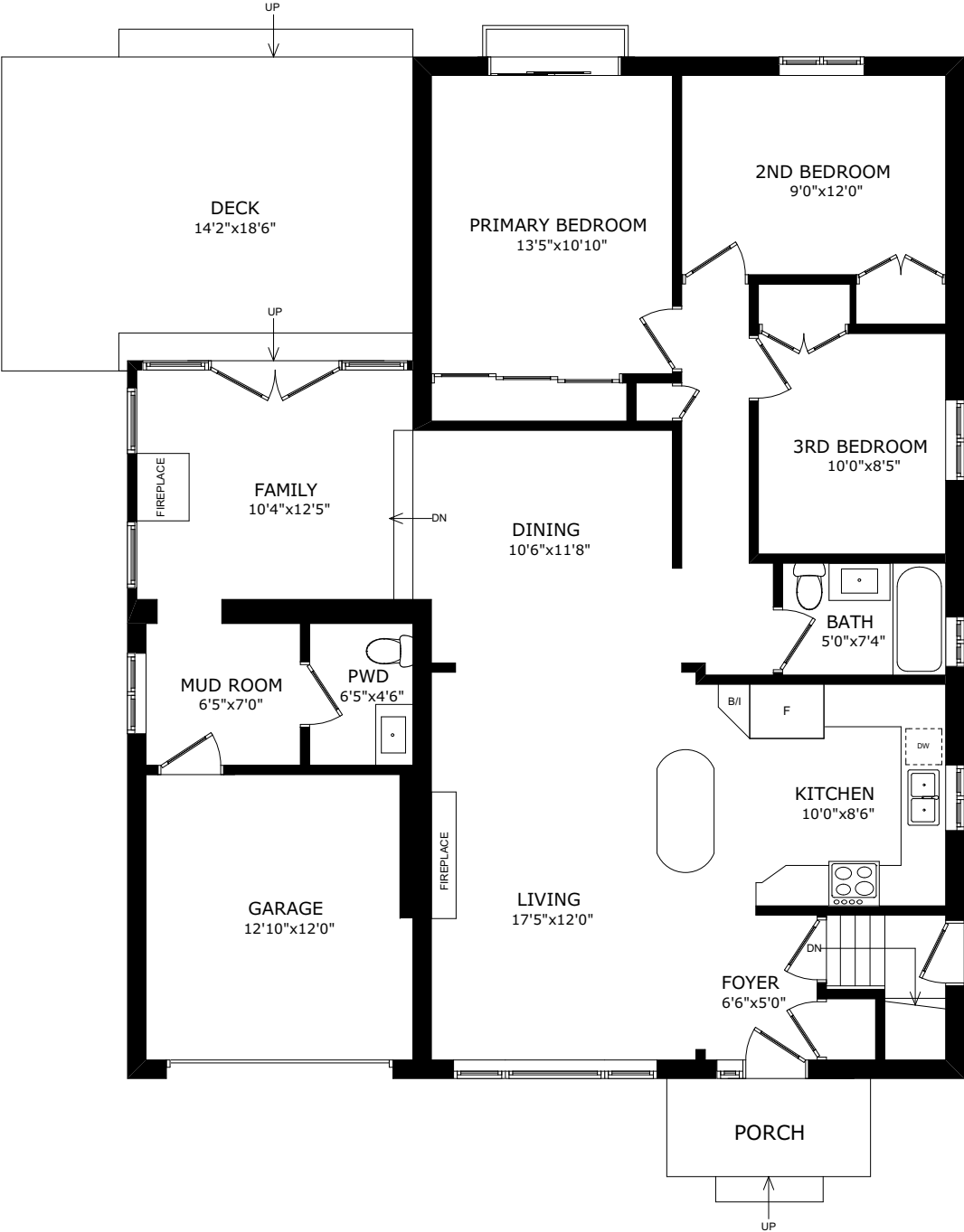
- Garage for storage and loft area
- Driveway allows space for 4 parked cars

HEATING & AIR CONDITIONING

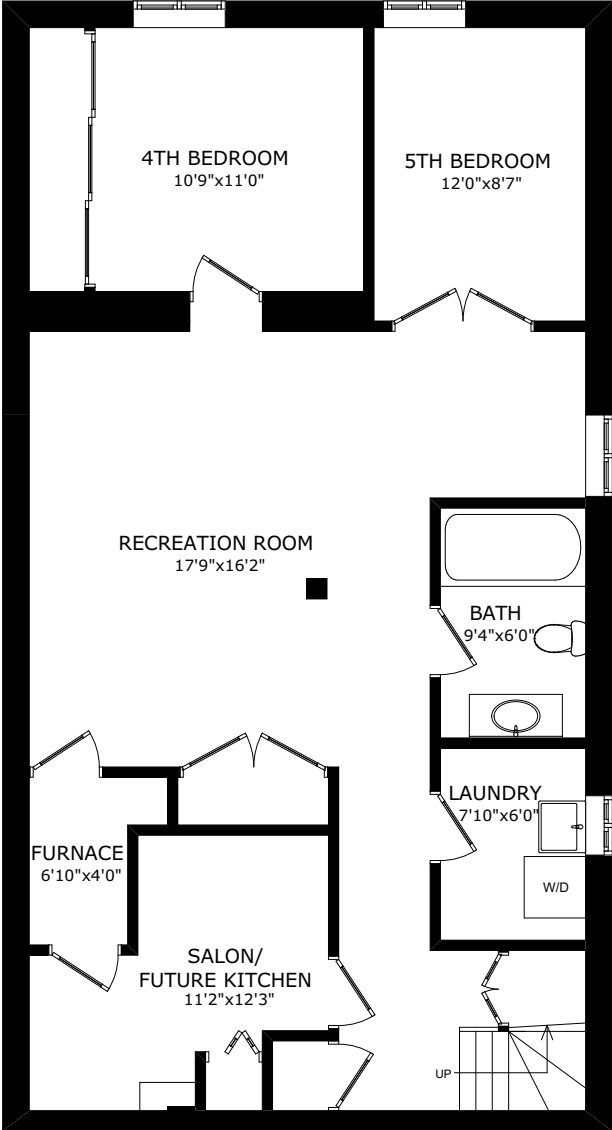
- Forced air
- Central air conditioning



45 HARJOLYN DR



MAIN FLOOR



BASEMENT



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