



431 Victoria Beach Road

MAIN LEVEL

FRONT VESTIBULE

- Double door with decorative glass insert and side lights
- Floor to ceiling windows with sliding doors
- Motorized blinds
- Stairs and entrance to basement suite
- Single door entrance to main floor
- Vaulted wood lined ceiling
- Ceiling fan with light
- Pot lights
- Tile flooring

FOYER

- Double sliding door front hall closet
- Pot light
- Vinyl flooring

WASHROOM

- Large vanity with under counter storage and chrome single lever faucet with framed mirrors
- Bevelled mirror
- Shower with glass enclosure
- Above mirror vanity light
- Tile flooring





KITCHEN

- Open concept
- Wall to wall, floor to ceiling windows with 2 juliette balconies
- Extended kitchen cabinetry with quartz countertops
- Large double island with double sided storage, waterfall quartz countertop and breakfast bar
- Large eat in kitchen
- Undermount sink with single lever faucet
- Separate reverse osmosis drinking water tap
- Frigidaire Gallery stainless steel french door refrigerator with freezer drawer
- Samsung stainless steel glass cooktop range with double oven
- LG stainless steel microwave exhaust fan
- LG stainless steel dishwasher
- LED flush mount lights
- Pot lights
- Vinyl flooring





LIVING ROOM

- Open concept
- Pot lights
- Vinyl flooring

DINING ROOM

- Open concept
- Wall to wall, floor to ceiling windows with 2 Juliette balconies
- Gas double sided fireplace
- LED flushmount lights
- Pot lights
- Vinyl flooring



FAMILY ROOM

- Wall to wall, floor to ceiling windows with 2 Juliette balconies
- Gas double sided fireplace
- Pot lights
- Vinyl flooring

BEDROOM/OFFICE (NOT SHOWN)

- Large window
- Ceiling fan with light
- Hardwood flooring



BEDROOM

- Wardrobe
- LED flushmount light
- Vinyl flooring

LAUNDRY (NOT SHOWN)

- Samsung top load clothes washer and front load dryer
- Stainless steel laundry sink
- Built-in cabinetry and pantry
- Flushmount light
- Tile flooring

PRIMARY BEDROOM

- Large windows and vaulted ceiling
- Wood accent wall
- Walk-in closet with built in closet organisers
- Ensuite shower
- Ceiling fan with light
- Vinyl flooring
- Walkout to pool room
- Walkout to second front entrance and garage

PRIMARY ENSUITE WASHROOM

- Large vanity with under counter storage and dual lever faucet
- Above vanity storage with mirror
- Deep soaker bathtub with jets and shower head with hand wand
- Pendant light
- Tile flooring





BEDROOM WITH SITTING ROOM

- Wall to wall, floor to ceiling windows with Juliette balcony
- Sliding pocket doors
- Ceiling fan with light
- Pot lights
- Vinyl flooring



POOL ROOM

- Wall to wall windows with sliding door to patio area
- Access to garage
- Cedar lined walls and ceiling
- Stairs to loft workshop area
- Concrete flooring

LOWER LEVEL

LIVING ROOM/DINING ROOM

- Wall to wall, floor to ceiling windows with sliding door to patio area
- Electric fireplace
- Pot lights
- Tile flooring

KITCHEN

- Extended kitchen cabinetry with quartz countertops
- Undermount sink with single lever faucet
- Single lever faucet with vegetable sprayer
- Maytag stainless glass cooktop range
- Samsung french door refrigerator with freezer drawer
- Frigidaire Gallery stainless steel dishwasher
- Stainless steel microwave hood fan
- Tile flooring

PRIMARY BEDROOM (NOT SHOWN)

- Wall to wall, floor to ceiling windows with 2 sliding doors to patio area
- Kitchenette
- Large closet area
- Potlights
- Tile flooring

PRIMARY ENSUITE WASHROOM (NOT SHOWN)

- Double pedestal sinks with dual lever faucets
- Above vanity mirrors with wall sconces
- Deep soaker tub
- Shower with glass enclosure
- Bidet
- Tile flooring



LOWER LEVEL

BEDROOM (NOT SHOWN)

- Wall to wall, floor to ceiling windows with sliding door to patio area
- Closet with double mirrored sliding doors
- Potlights
- Tile flooring

WASHROOM (NOT SHOWN)

- Pedestal sink with dual lever faucet
- Above vanity mirror with wall sconces
- Deep soaker tub
- Bidet
- Tile flooring

BEDROOM (NOT SHOWN)

- Wall to wall, floor to ceiling windows with sliding door to patio area
- Potlights
- Tile flooring

WASHROOM (NOT SHOWN)

- Pedestal sink with dual lever faucet
- Above vanity mirror with wall sconces
- Deep soaker tub
- Bidet
- Tile flooring

ADDITIONAL INFORMATION

EXTRAS

- 1.84 acre professionally landscaped grounds with mature trees
- 230 feet of waterfront on Lake Ontario with stairs to your private beach
- Owned shoreline
- 4 bay garage with RV/electric car charger
- Circular drive
- Backyard shed
- Efficient heating and cooling system
- Double sided propane radiant fireplace
- Reverse osmosis drinking water system
- Swim spa with lap current and motorized cover
- 1,628 square foot lower level with 5 walkouts, 3 bedrooms & 3 washrooms
- Zoned for residential and Bed and Breakfast

PARKING

- Four bay garage with circular driveway

POSSESSION

- To be arranged

LOT SIZE

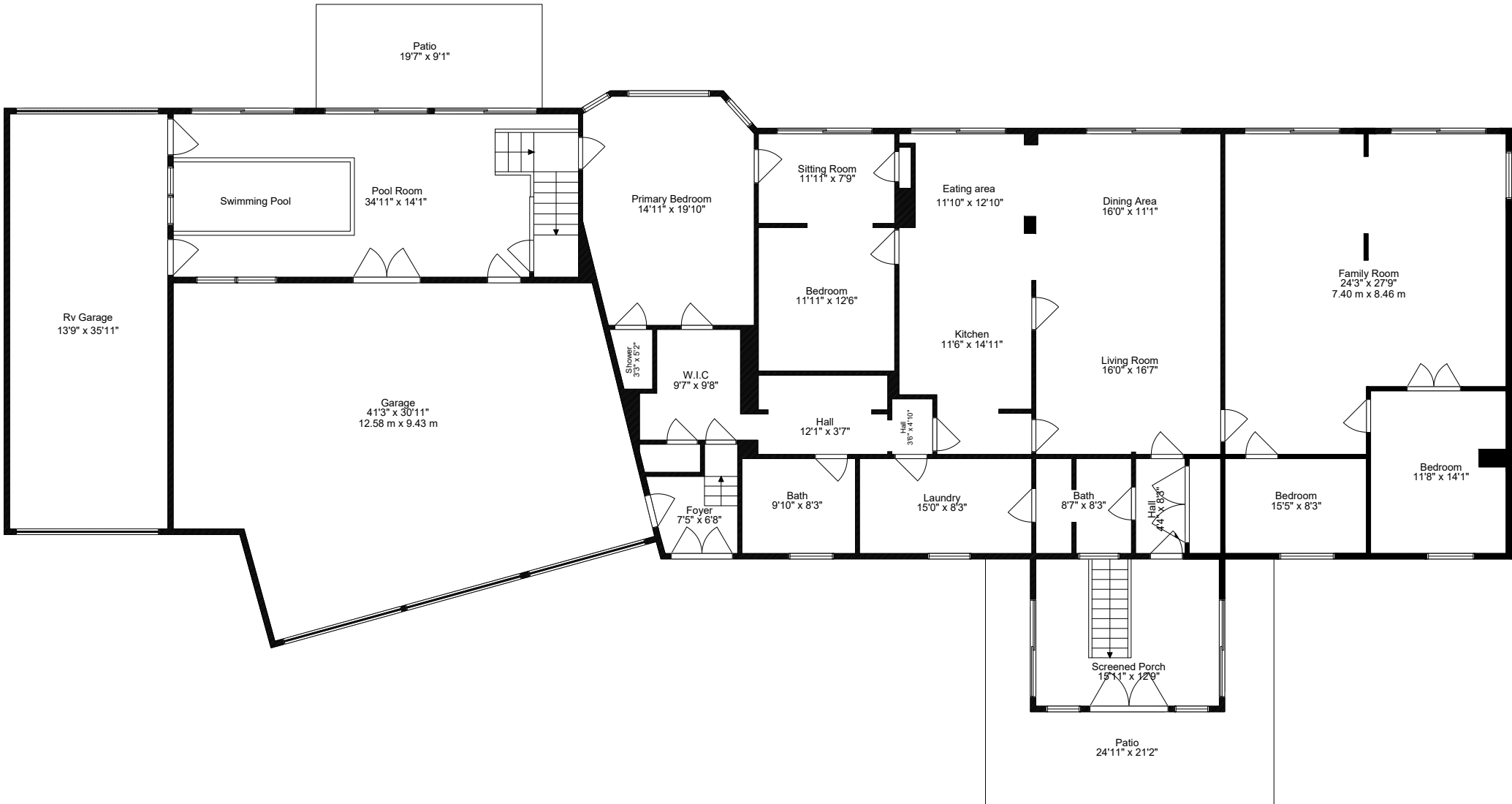
- 230' x 356.38' 1.84 acres

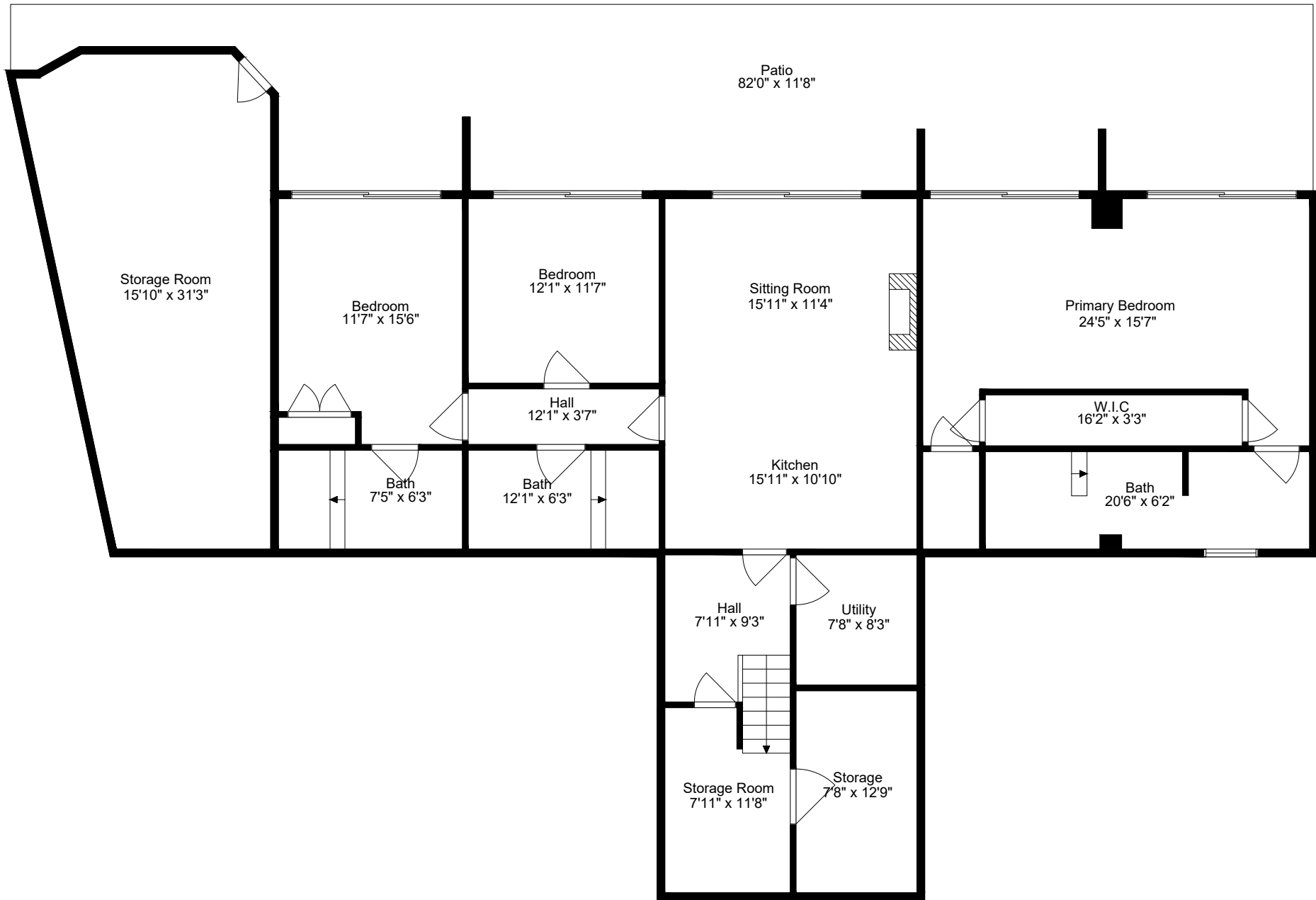
HEATING & AIR CONDITIONING

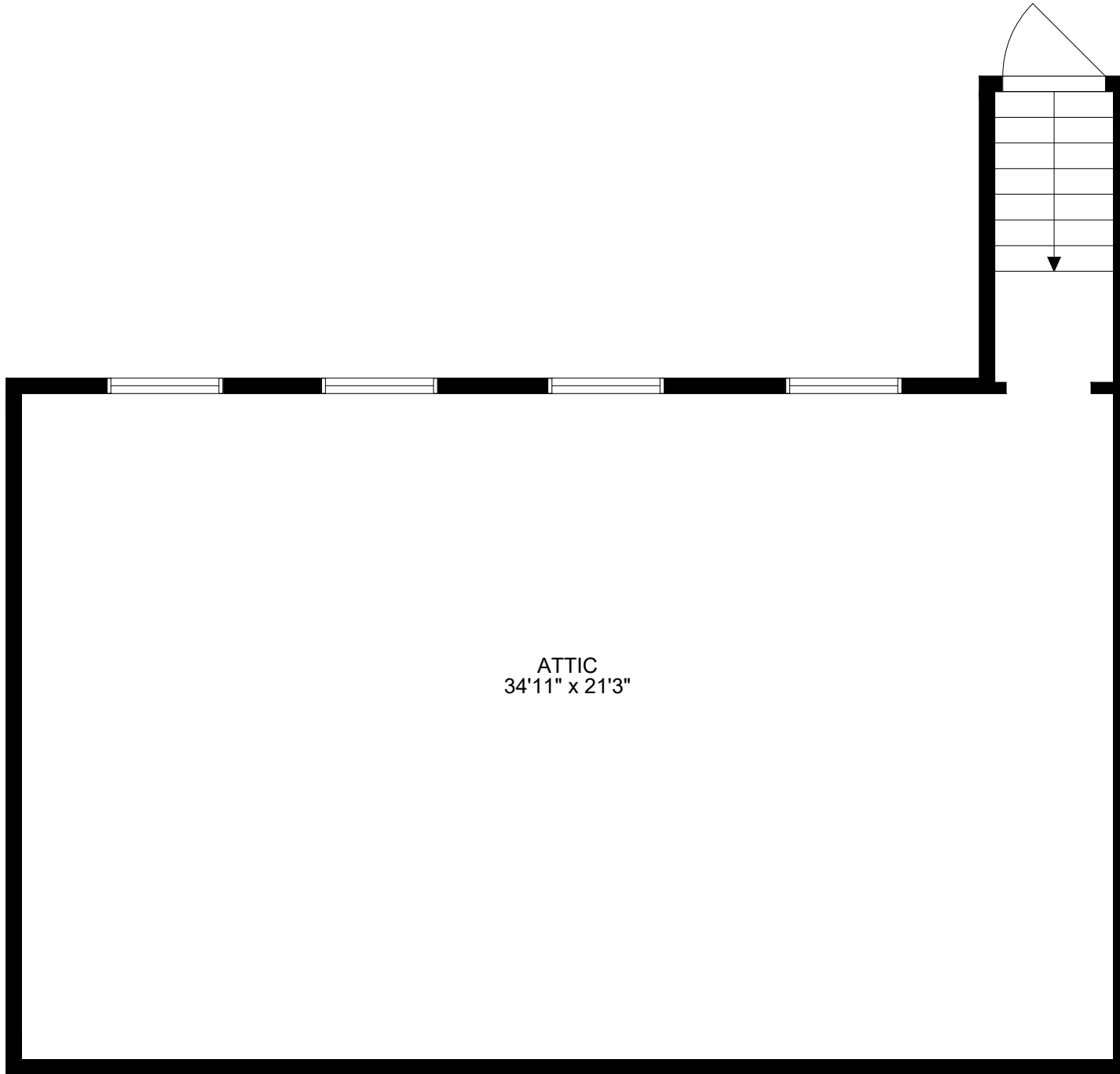
- Geothermal radiant heating
- Three wall unit air conditioners

TAXES

- \$11,457.00 /2025







ATTIC
34'11" x 21'3"



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