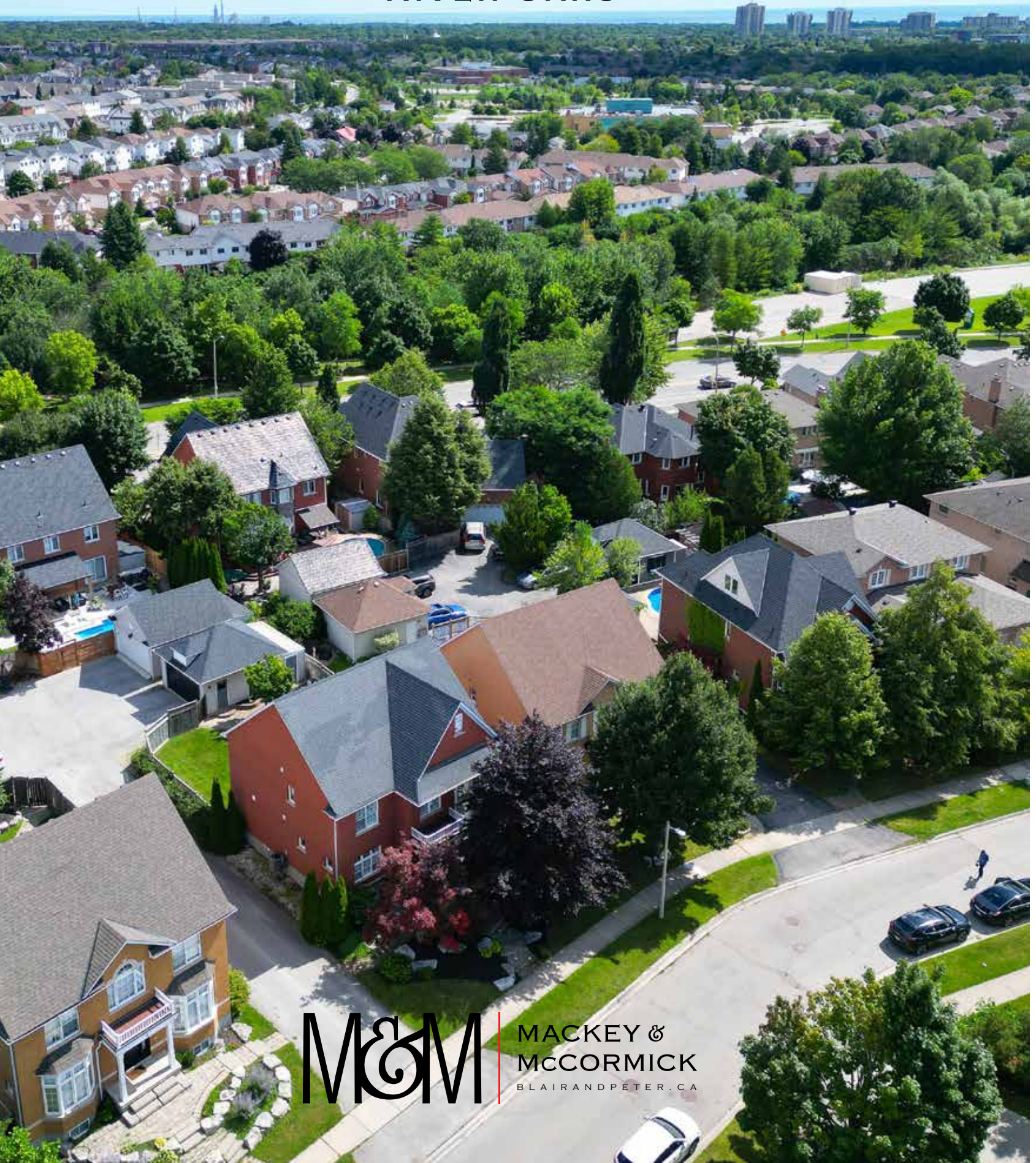


8 INVERHURON TRAIL

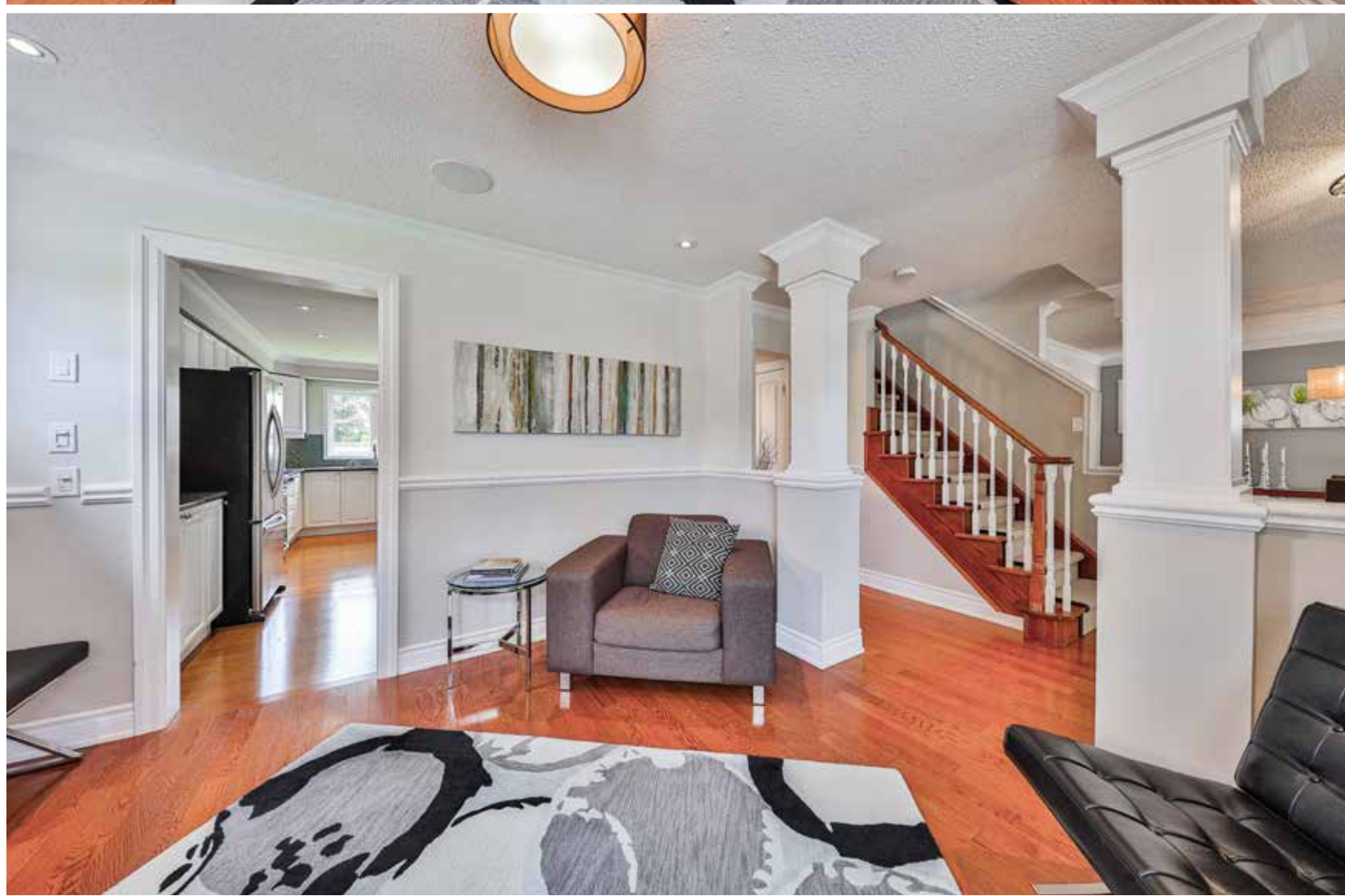
RIVER OAKS



M&M

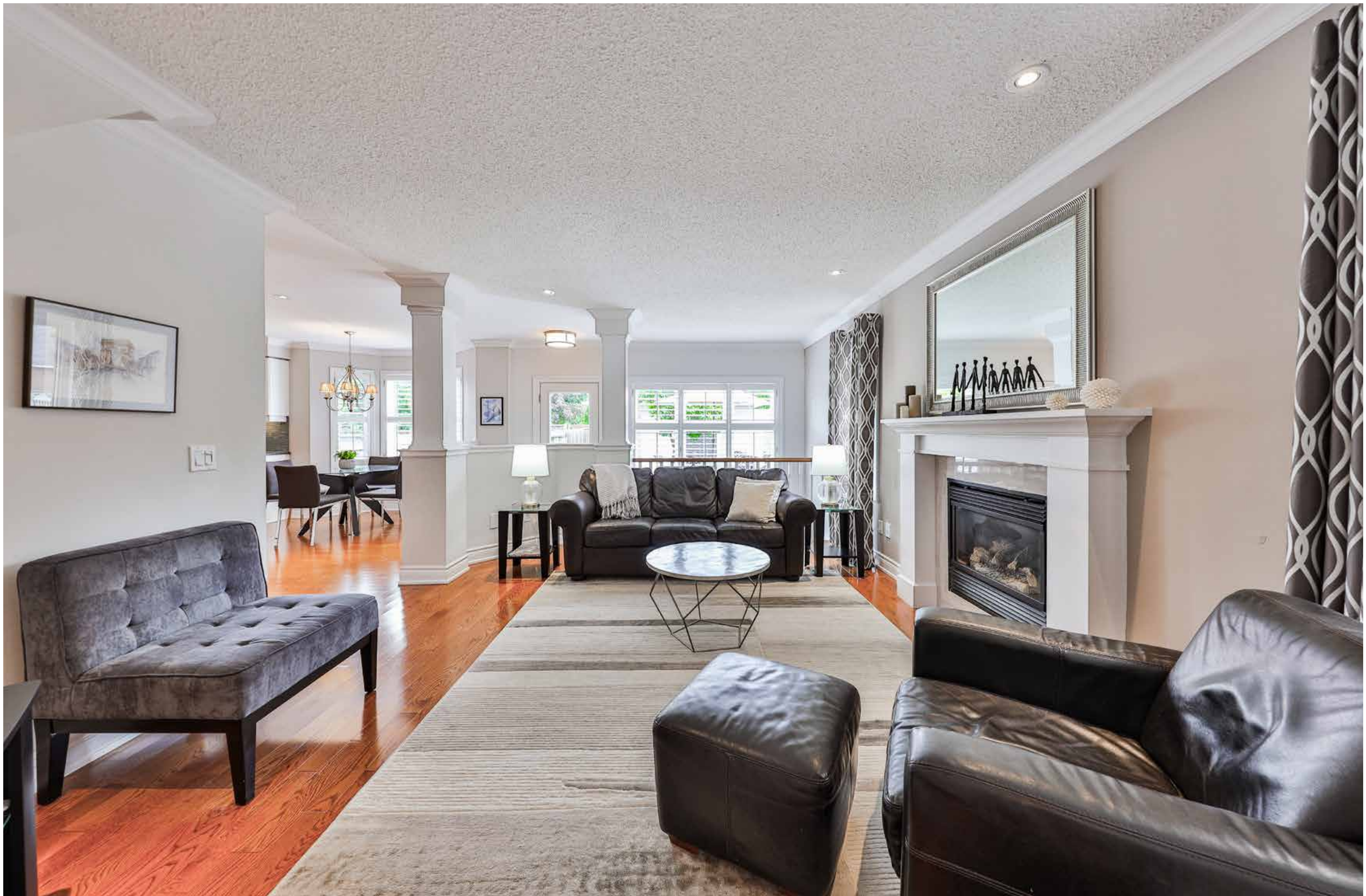
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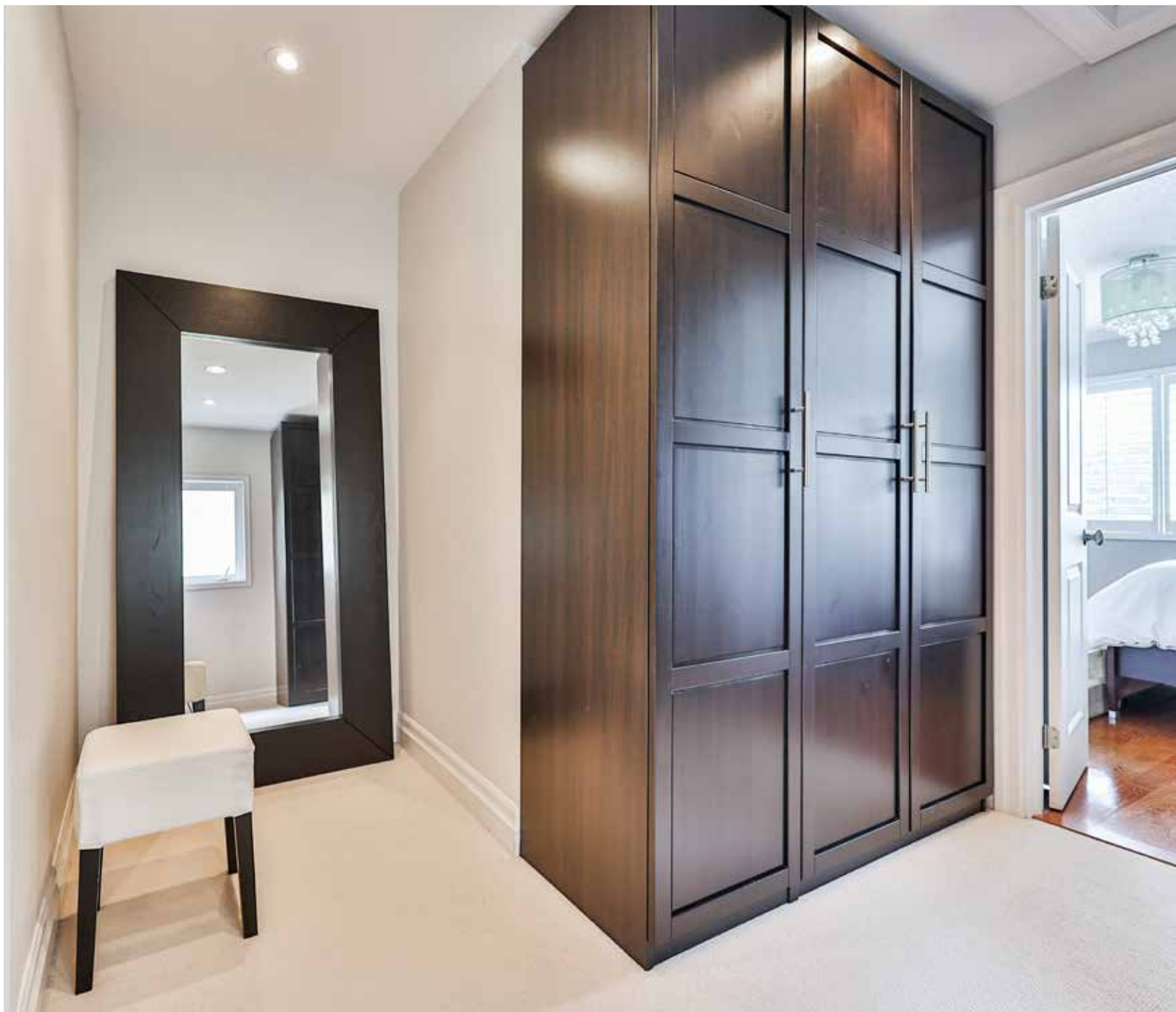


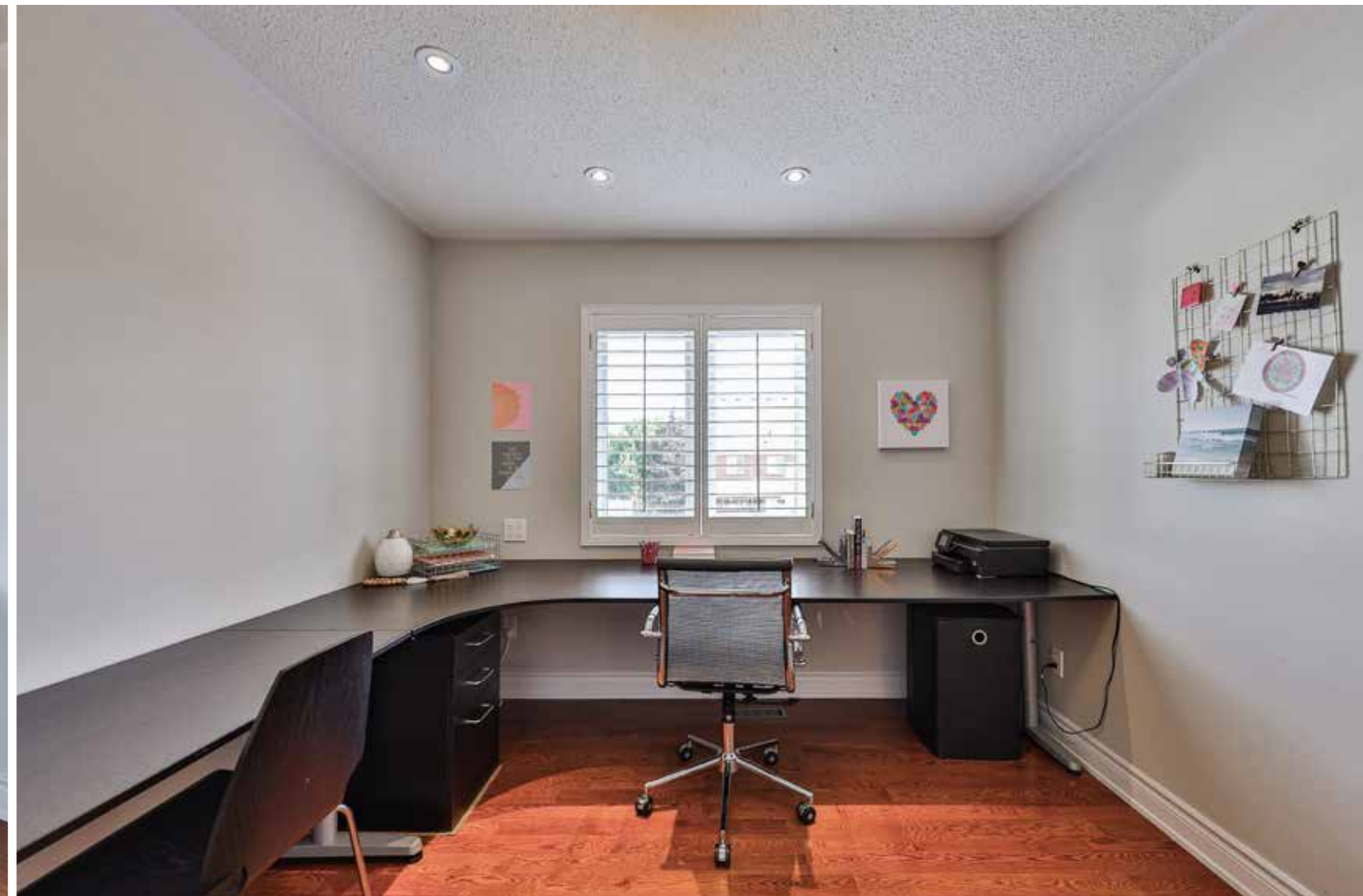


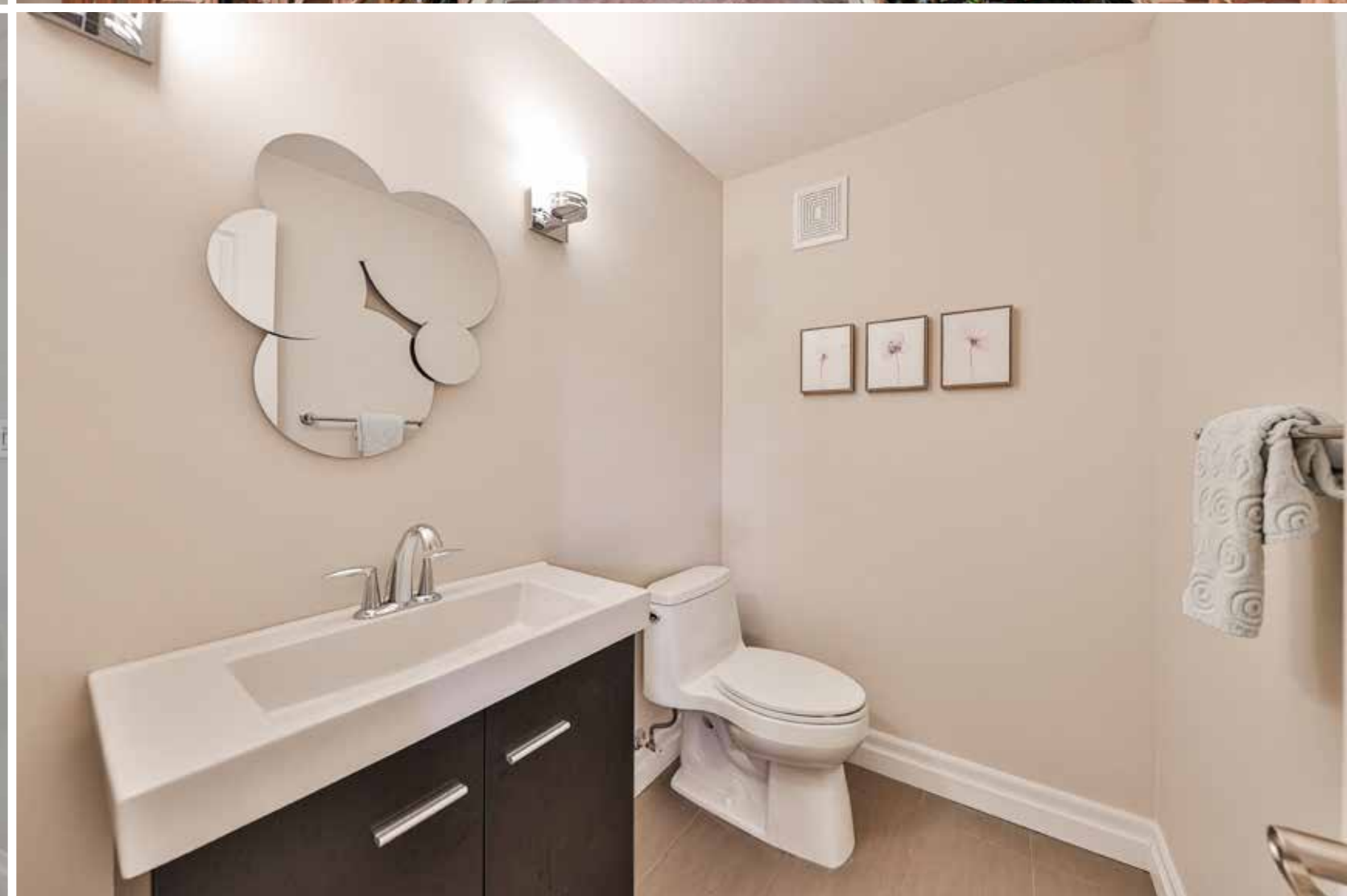
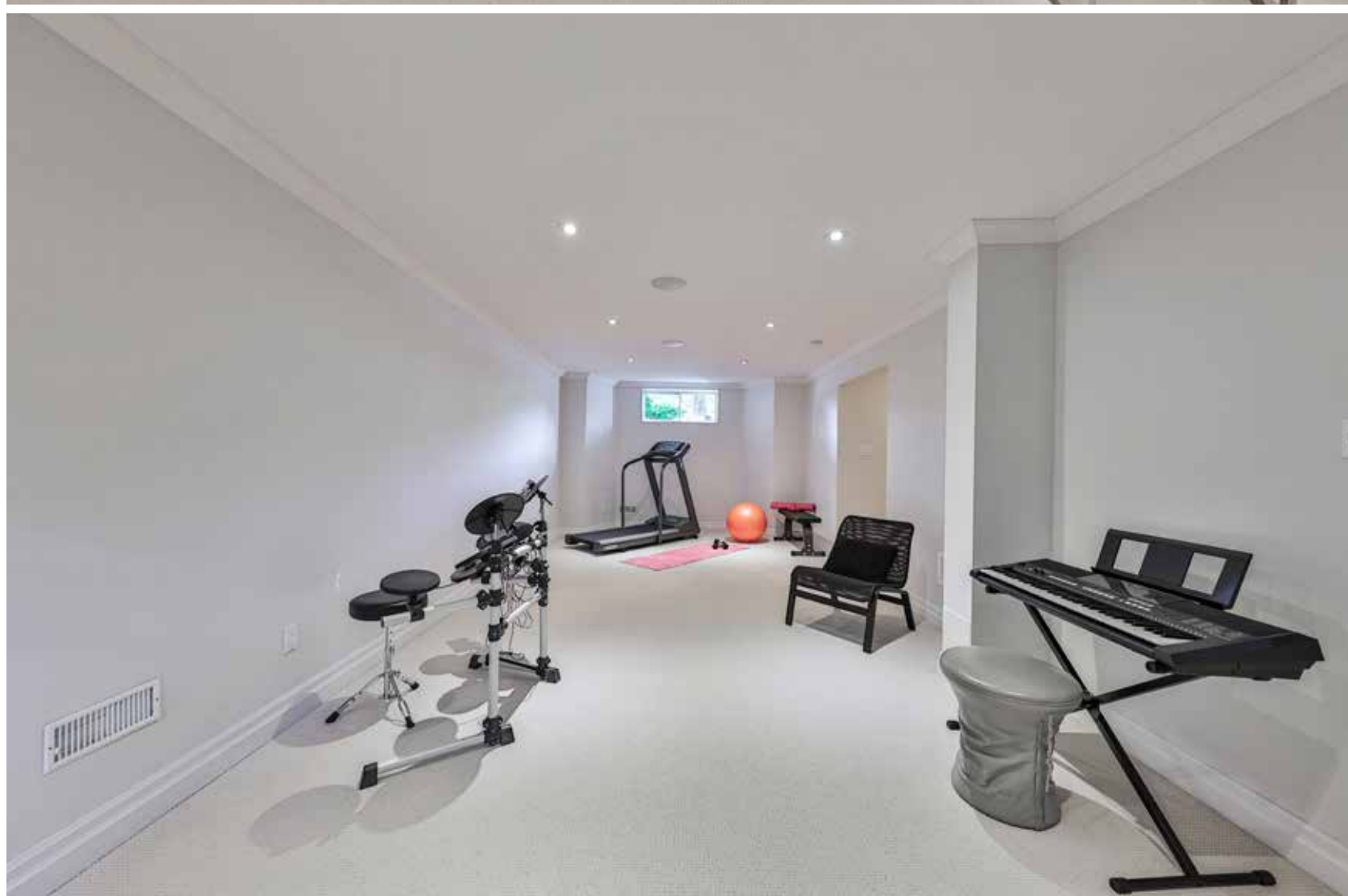














WELCOME HOME

Fabulous 4 bedroom family home located on a quiet child friendly street in the highly desirable neighborhood of River Oaks. Well thought out open concept floor plan with a beautifully upgraded kitchen overlooking a spacious family room with gas fireplace and open staircase to fully finished lower level complete with recreation room, 5th bedroom, bathroom, laundry and wine room. Features include hardwood flooring on both levels, extensive upgraded millwork including baseboards, casements and crown moldings, California shutters, pot lighting and an incredible primary suite with large walk-in closet and stunningly renovated ensuite. Replaced roof (2014) with 50-year shingle and furnace and A/C (2016). Impressive "carriage-style" curb appeal with detached double car garage tucked behind a fully fenced back garden offering privacy and an upgraded 19' x 19' Trex composite deck. Walk to shopping, schools and parks and ideally located close to transit and highways.

TAXES: \$6,478 / 2024
LOT SIZE: 50.19' X 112.95'
POSSESSION: 90+ Days

ADDITIONAL FEATURES

EXTERIOR FEATURES

FRONT GARDEN

- Shared Driveway Access Leading to 2 Private Parking Spaces in Back
- Covered Tumbled Stone Porch & Walkway with Large Cut Stone Stairs & Muskoka Style Rock
- Mature Perennial Gardens

BACK GARDEN

- Detached Double Car Garage with Storage Area
- Large 19' x 19' Trex Composite Deck
- Pool Sized Backyard
- Fully Fenced with Privacy Lattice

OTHER FEATURES

- Built-In Speakers on Main Floor & Lower Level
- Central Vacuum & Attachments

ROOM DETAILS

MAIN LEVEL

FOYER

- Hardwood Flooring
- Decorative Columns
- 2-Storey Entry
- Custom Front Door with Side Light Windows
- California Shutters
- Double Coat Closet
- Crown Molding

POWDER ROOM

- 2-Piece
- Hardwood Flooring
- Pedestal Sink
- Upgraded Light Fixture
- Crown Molding

LIVING ROOM

- Hardwood Flooring
- California Shutters
- Pot Lighting
- Built-In Speakers
- Crown Molding
- Overlooks Front Gardens

DINING ROOM

- Hardwood Flooring
- Custom Door Frames
- California Shutters
- Crown Molding
- Built-In Speakers
- Walk-In Bay Window
- Pot Lights
- Chandelier

KITCHEN

- Hardwood Flooring
- White Custom Cabinetry
- Ceramic Glass Subway Tile Backsplash
- Under Cabinet Lighting
- Granite Countertops
- Oversized Double Stainless Steel Sink
- Centre Island with Seating for 4
- Stainless Steel KitchenAid Refrigerator
- Stainless Steel KitchenAid Built-In

Dishwasher

- Stainless Steel KitchenAid Stove
- Stainless Steel KitchenAid Built-In Microwave
- Pendant & Pot Lighting
- Crown Molding
- Built-In Speakers
- Bay Window
- California Shutters
- Eat-In Area with Chandelier
- Servery Area
- Pantry
- Ample Storage
- Walkout to Back Yard

FAMILY ROOM

- Hardwood Flooring
- Gas Burning Fireplace with Custom Wood Mantle & Tile Surround
- Pot Lighting
- Crown Molding

UPPER LEVEL

UPPER FOYER

- Hardwood Flooring
- Wood Staircase with Runner
- Landing Overlooking Front Foyer
- Double Linen Closet

PRIMARY BEDROOM

- Hardwood Flooring
- Upgraded Light Fixture
- Dressing Room with Custom Built-In Wardrobe & Shelving
- California Shutters
- Ensuite
- Pot Lighting
- Crown Molding

ENSUITE

- 4 Piece
- Marble Flooring
- Dark Wood Cabinetry
- Marble Countertop
- Double Sinks
- Oversized Walk-In Shower with Full Glass

Surround

- California Shutters
- Pot Lighting

BEDROOM

- Hardwood Flooring
- Walk-In Bay Window
- Double Closet
- California Shutters & Draperies

BEDROOM

- Hardwood Flooring
- Double Closet with Mirrored Doors
- California Shutters

BEDROOM

- Hardwood Flooring
- Double Closet
- California Shutters
- Pot Lighting

BATHROOM

- 4 Piece
- Ceramic Tile Flooring
- Window Blinds

ROOM DETAILS

LOWER LEVEL

LOWER FOYER

- Open Staircase to Lower Level
- Pot Lighting

RECREATION ROOM

- Neutral Carpeting
- Above Grade Window
- Built-In Speakers
- Pot Lighting
- Crown Molding
- Oversized Baseboards
- Wine Room (As Is)

BEDROOM / GAMES ROOM

- Neutral Carpeting
- Built-In Speakers
- Draperies

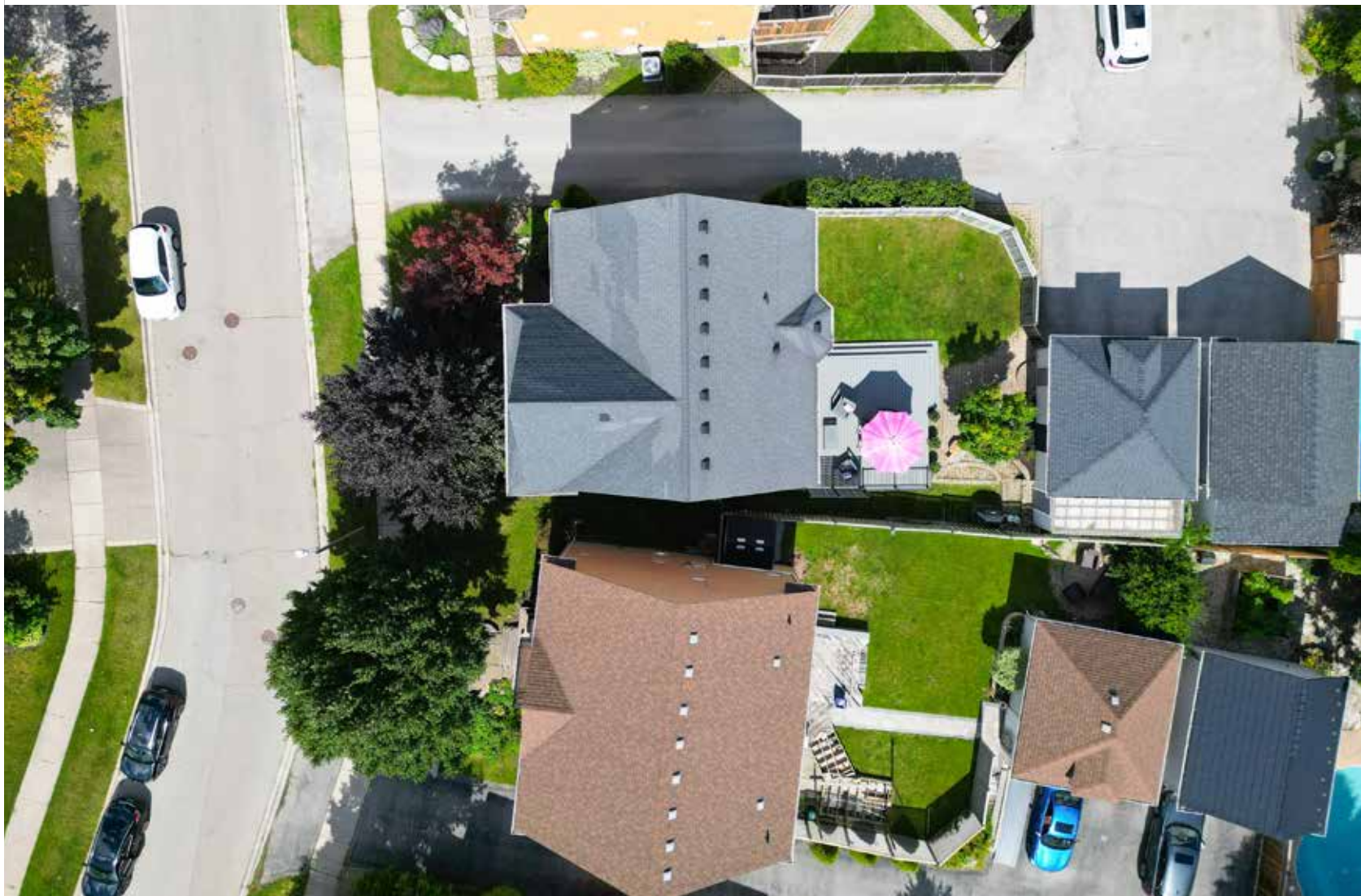
BATHROOM

- 2 Piece
- Ceramic Tile Flooring
- Oversized Sink with Upgraded Faucet
- Neutral Cabinetry & Countertop

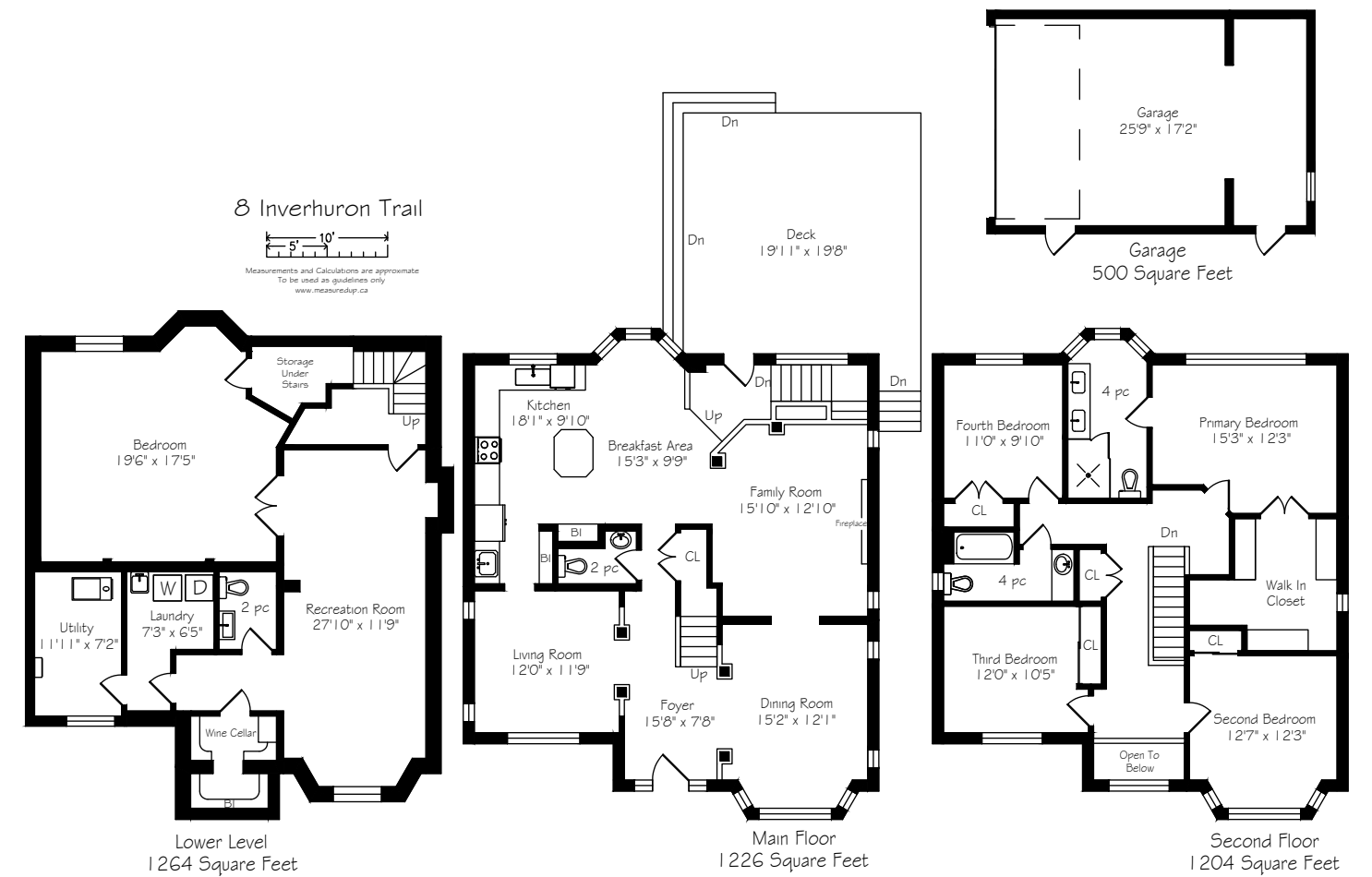
LAUNDRY

- Ceramic Tile Flooring
- White Whirlpool Front Load Washer & Dryer
- Laundry Tub

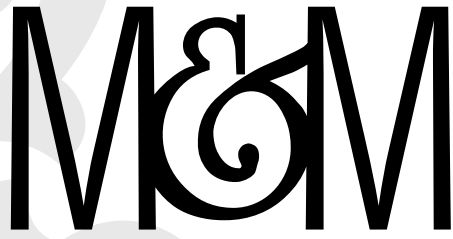




FLOOR PLANS



* Floor plans may not be exactly as shown



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