



586219 Dufferin County Road 17, Mulmur Ontario  
Interior Detail & Features

## Main Floor

White oak - engineered hardwood  
Brand new light fixtures throughout  
Nest heating and cooling system  
LED, Lutron lighting throughout  
All new solid core doors and new hardware throughout

Brand new high end Kitchen Aide appliances  
Counter depth - stainless steel fridge  
Propane duel fuel range  
Quartz counter tops  
Soft close kitchen drawers  
Oversized Kraus farmhouse sink  
Reclaimed hemlock mantle and shelving  
Slate tile in entrance and side exit  
Shiplap detail in nook on fireplace and landing and master

Cathedral ceilings in great room  
Views to the north with fantastic sunsets  
Propane gas fireplace  
Structural framing for flat screen above fireplace  
Tons of natural light into great room plus views

Separate dining room

2 pc powder room

Main floor master bedroom with views to the North  
5 piece ensuite  
Toto toilets  
Double sink  
Quartz countertops  
Linen closet in bathroom  
Two double closets  
Oversized shower  
Rain head shower head  
Heated floors  
Fantastic tile

## **Lower Level**

Extra high ceilings  
Luxury Vinyl Floor - low maintenance / durable  
E-nook / Office area  
Laundry Room - with new appliances

Wood burning fireplace  
Ledge stone surround  
Pot lights throughout

Sliding barn door into bedroom - oversized with big double closet. Not an official bedroom  
Storage room with window

4 piece bathroom with toto toilet  
Quartz counters

Furnace - 2005  
HRV

## **2nd Level**

Linen closet  
5 piece bathroom  
Quartz counters  
Ceramic tile floors  
2 guest bedrooms each with double closet

## **Exterior**

120k in landscaping - Designed by Landmark  
Trex deck - very durable - front and back decks  
Gas line to BBQ  
Limestone tile  
Mature gardens  
Jumbo flagstone  
Modern outdoor lighting  
Fire pit  
Timer for outside lighting  
Incredible sunsets