

# HAMMOND INTERNATIONAL PROPERTIES

41 Greenvalley Circle • Whitchurch-Stouffville

## Property Overview

- Georgian-style estate in Trail of the Woods
- Built in 2010
- 5,312 sq. ft. above grade + 2,642 sq. ft. lower level
- ~1.5 acre south-facing lot
- 4+2 bedrooms
- 6 bathrooms

## Exterior & Grounds

- Private landscaped grounds with mature trees
- South-facing backyard
- Outdoor entertaining terrace
- Walk-outs from main and lower levels
- Circular driveway with parking for 10+ vehicles
- Four-car garage

## Interior Features

- 10 ft ceilings
- Walnut hardwood flooring
- Custom millwork and detailed trim
- Floor-to-ceiling windows
- Six fireplaces throughout

## Kitchen

- Gourmet chef's kitchen
- Premium appliance package
- Large centre island
- Separate pantry
- Breakfast area with walk-out

## Lower Level

- Fully finished walk-out basement
- Heated basement flooring
- Recreation space
- Gym area
- Wine bar
- Double-sided fireplace

## Mechanical & Systems

- 2 furnaces
- 2 air conditioning units
- 2 air handlers
- 2 steam humidifiers

- Tankless hot water system (new)
- Water softener (new)
- Full-home generator
- Central vacuum rough-in
- Septic system
- Well water

**Recent Updates**

- Entire home professionally painted
- New basement flooring
- New window coverings throughout