

## Welcome to 36 Edenvale Crescent

Beautifully situated in the Edenbridge-Humber Valley on a quiet crescent surrounded by St. George Golf Club, this 2541+1404= 3945 sq.ft of timeless , quality , fully renovated space is a home you can move right into and start living without missing a beat. 4+1 bedrooms, 4 Baths, a Chef's kitchen featuring full Height Sub- Zeros stand alone fridge and full height stand alone freezer, 2 Wolf ovens and gas cooktop, warming drawer. Oversized island and more storage than you will ever need. Serene Living Room, Dining Room and a Separate Family room with gas fireplace and built-ins overlooking a completely private, tree enclosed 80x 124 lot which includes 18 x 36 Concrete pool, Pool Cabana, and separate dining area. A fully reno'd basement includes Rec Room, with gas fireplace, a Glass walled gym, with great storage, Nanny's room and picture perfect laundry room. A Double car garage fully kitted out with a double wide private drive round out this artful renovation which is move- in ready for a family that appreciates thoughtful and quality finishes in a great neighbourhood.

Covered porch o/l mature landscaping which gives the property perfect privacy.

**Foyer:** Polished stone porcelain floors, double closet

**Living Room:** Hardwood, halogen lighting, o/l landscaped front yard

**Dining Room:** Hardwood, panelled feature wall

**Family Room:** Hardwood floors, halogen lighting, gas fireplace with custom built-in bookcases and lower closed storage on either side, overlooking private garden and I/G pool

**Chef's Kitchen:** Heated polished stone porcelain tile floors in breakfast area, vaulted ceiling to 11'8", oversized center island w/ quartz counters, double S/S sinks, and B/I storage. 2 full-height Sub-Zero: one freezer and one fridge, with lots of storage around them. 2 full-size Wolf ovens, gas cooktop, warming drawer and hidden exhaust fan. Overhead and under-counter storage, lighted open shelving and floor-to-ceiling pantry wall of closed storage shelving. Vroom vac under sink. Door to garage. Separate breakfast area with glass doors to backyard oasis.

**2-piece Powder Room** with polished stone porcelain tile floor, vanity and window w/ fitted blind.

**Second Floor:** Hardwood floors w/ fitted carpets on stairs, floor-to-ceiling window o/l pool and private garden

**Primary Bedroom:** Hardwood floors, panelled feature wall, B/I speaker, walk-in closet with B/I organizers

**3-piece Ensuite** with heated porcelain floors, glass shower, and vanity with quartz counter and under-counter storage

**Bedroom 2:** Hardwood floors, panelled feature wall, double closet w/ B/I organizers

**Bedroom 3:** Hardwood floors, panelled feature wall, double closet w/ B/I organizers

**Bedroom 4/Home Office:** Hardwood floors, panelled feature wall, double closet w/ B/I organizers

**Main Bathroom:** Heated porcelain floors, double sink vanity with quartz counters and under-counter storage, bathtub with glass shower doors, rain shower, and ceramic tile surround with a decorative frieze, window with fitted blind

**Lower Level:** Laminate floors throughout except for the 3-piece bath and storage areas

**Rec Room:** Halogen lighting, polished stone porcelain tile-faced gas fireplace with B/I bookcases on each side, lower closed storage, and windows w/ fitted blinds. Glass wall w/ door separating rec room and gym

**Gym:** Halogen lighting, mirrored wall, 2 windows with fitted blinds, glass wall, large storage island and B/I cabinets

**5th Bedroom:** Pocket door

**3-piece Bath:** Glass shower, porcelain tile floor, and vanity with quartz counter and under-counter closed storage

**Laundry Room:** Laundry sink, hanging cupboards and below-counter cupboards. Miele washer and dryer. B/I hanging racks

**Storage:** Linen closet, cedar closet, electrical closet

**2-Car Garage:** Epoxy floor treatment, hanging storage unit, and ceiling rack. Remote control door opener

**Pool Cabana:** Divided for pool equipment and change room, cushion storage

**Inclusions:** 2 Wolf ovens, Sub-Zero full fridge, full freezer, Wolf gas cooktop, warming drawer, Miele washer & dryer, central vac, Heated floors (breakfast room, upstairs bathrooms), speakers (kitchen, family room, ensuite and main bathroom), Brokis kitchen elf, automated lighting (lr, dr, kitchen, powder, bedrooms, laundry, gym); automated blinds (kitchen, fr, baths, gym and rec room), Wine fridge, 2 gas F/P, Froom vacuum in primary ensuite, kitchen, + laundry room. Sprinkler system and outdoor lighting.

**Exclusions:** Light fixtures DR, Hallway, Landing, Sonos sound bars in family room, rec room; planters

**Upgrades:** Whole house was renovated with floors and windows in 2011/12; kitchen, all baths and full basement reno in 2017; pool heater 2024; roof 2017; furnace 2011, upgraded 2017; salt cell 2024; air condition replaced 2025