



## Hammond International Properties Ltd.

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### **46 Steeplechase Avenue, Aurora**

A newly built custom estate completed in 2024, offering approximately 8,600 sq. ft. above grade on a private 2.5-acre estate setting. Thoughtfully designed by Schillerco Ltd. and built by RAM Construction, this residence combines exceptional craftsmanship, grand proportions, and future-ready luxury amenities.

#### **Property Overview**

- Newly built custom estate, completed in 2024
- Built by RAM Construction
- Architecture by Schillerco Ltd.
- Situated on approximately 2.5 acres
- Approximately 6,430 sq. ft. above grade
- Approximately 5,100 sq. ft. unfinished lower level
- Tarion Warranty
- Survey and floor plans included

#### **Architecture & Construction**

- Grand ceiling heights throughout
- 11 ft. ceilings on the main level and lower level
- 9 to 10 ft. ceilings on the second level
- 21 ft. ceiling height in the family room
- Asphalt shingle roof
- Engineered hardwood flooring throughout principal living areas
- Walkout lower level
- Elevator servicing the home

#### **Interior Features**

- 4 bedrooms + 7 bathrooms
- Heated flooring in the lower level and ensuite bathrooms
- 2 wood burning fireplaces
- Main floor laundry room
- Oversized mudroom
- Expansive unfinished lower level offering potential for future customization
- 5,600 sq. ft. lower level ready to be finished to personal taste

## Kitchen & Appliances

- Custom kitchen with Thermador appliances
- Oversized island
- Overlooking backyard

## Exterior Features

- Gated entry
- Fenced property
- Heated driveway, approximately 8,300 sq. ft.
- Excludes lower west side parking area
- Irrigation system covering all grassed lawn areas
- Pool
- Pickleball court
- Private estate setting on 2.5 acres

## Security & Technology

- Approximately 15 Security Cameras
- Rogers Fibre Internet
- EV Charging Station Roughed In
- Generator Wired to Designated Location
- Irrigation system covering all grassed lawn areas
- Pool
- Pickleball court
- Private estate setting on 2.5 acres

## Mechanical Systems

- 400-amp electrical service
- 3 air conditioning units
- 5 boilers
- 1 sump pump
- Septic System
- Well Water

## Garage & Parking

- 6-car garage with oversized doors
- Approximately 14 ft. garage ceiling height
- Designed to accommodate future car lifts