



THE BIRMINGHAM (5) – MUNICIPAL ADDRESS 9-1710 IRONWOOD ROAD

THIS COMPLETED HOME INCLUDES CUSTOM FINISHES AND IS LOADED WITH EXTRAS

The Birmingham has a generous 2,630 sf on the main floor plus a lower level with an additional 1,577 sf finished, for a total of 4,207 sf of finished space. The lot has a frontage of 58 feet and is 120 feet deep, fully sodded, includes a front garden and boulevard tree, as well as 5 10-foot cedar trees in the rear yard. Lot 5 is a “look-out” lot, with the grade falling from front to back, allowing large casement windows in areas of the lower level for spectacular light. Stephanie Sinclair of Portico Design has consulted on the interior finishes, and will also offer decorating advice to the purchaser.

The main floor consists of a dedicated study with double glass doors and vaulted ceiling, high ceiling in the foyer with triple crown finish, a generous dining room with coffered ceiling, a large open kitchen with 4' by 10' island, separate laundry room, large great room with 12-foot ceiling and triple crown finish, fireplace and adjacent built-ins with lighting, and a covered private deck, finished with composite decking, aluminum and glass railing system, and a rough-in for a Phantom Screen. The over-sized garage measures 22' by 24'3". All flooring is either engineered hardwood or ceramic tile. This home comes with a full appliance package in the kitchen (Fisher & Paykel), pantry (wine fridge) and laundry room (LG).

The lower level consists of two large bedrooms with generous closets, a 4-piece washroom, a huge family room with fireplace, and a rough-in for a future wet bar. All LVP flooring has been installed on a Dricore sub-floor. Storage space and utility rooms are generous with painted concrete floors.

The floor plan and front elevation can be viewed on our website – www.theridgeatbyron.ca. Our fully-furnished model home is open on weekends from 1pm to 4:30pm. and during the week by appointment – e-mail sales@theridgeatbyron.ca to arrange an appointment during the week.

THE RIDGE AT BYRON TEAM

February, 2025