



THE RIDGEVIEW (LOT 2) – MUNICIPAL ADDRESS 3-1710 IRONWOOD ROAD

THIS HOME IS 100% COMPLETE - AVAILABLE FOR IMMEDIATE POSSESSION

The Ridgeview has a generous 2,260 sf on the main floor and we have finished a further 1,480 sf in the lower level. The lot has a frontage of 58 feet and a depth of 132 feet, fully sodded with front garden, front boulevard tree and 4 large trees in the rear yard. Lot 2 is what we refer to as a “look-out” lot which offers larger casement windows in the lower level for additional light. Stephanie Sinclair of Portico Design has consulted on the interior finishes in the home.

The main floor consists of a dedicated den/study with double glass doors and tray ceiling, high ceiling in the foyer with triple crown finish, large open kitchen with 4’ by 8’ island and Fisher Paykel appliance package, generous dining area, separate laundry room with washer and dryer, large great room with vaulted ceiling, fireplace and adjacent built-ins with lighting and 12’ centre-opening patio door leading to a 25’ by 13’ covered deck, finished with composite decking, and aluminum and glass railing. The Ridgeview also has an additional bedroom on the main floor adjacent to the main washroom with tiled shower. The over-sized garage measures 23’7” by 24’ 1”. All flooring is either engineered hardwood or ceramic tile.

The lower level consists of two large bedrooms with generous closets, a 4-piece washroom, a huge family room with fireplace, a large linen closet, 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.

THIS HOME MAY BE VIEWED ON WEEKENDS FROM 1PM TO 4:30PM (call the model home at 519-601-6999 to arrange) AND DURING THE WEEK BY APPOINTMENT ONLY – EMAIL sales@theridgeatbyron.ca to arrange.

THE SELLING PRICE OF THE RIDGEVIEW ON LOT 2 IS \$1,479,900.00

THE RIDGE AT BYRON TEAM