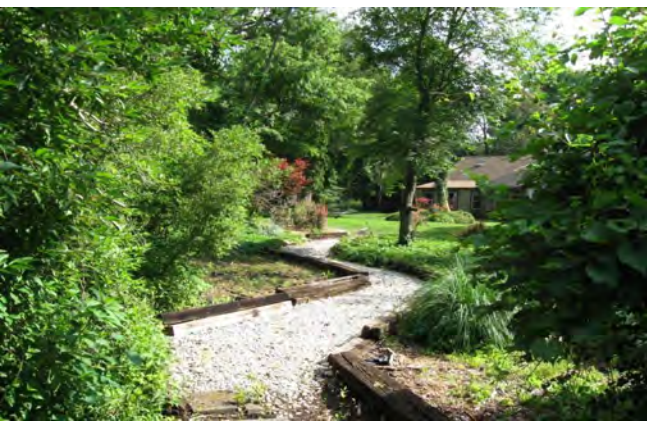


32 LANSDOWNE PARK CIRCLE

KOMOKA, ONTARIO



GORGEOUS CUSTOM HOME situated on 2+ acres of a private, park like setting. This home boasts a brand new stucco exterior which looks incredible among the lush vegetation, gardens, stone pathways, fire pit, and gazebo. The winding 120' front laneway of designer pavers sets off the spectacular scenery.

Every room in this home has a recent professional design touch, from the beautiful hardwood flooring to the original art deco fireplace to the generous cedar ceiling over the living room. The house features a must-be-seen, open concept kitchen with ceramic tile floor, endless cupboard space, and a huge granite island which seats 5 and has a built-in wine cooler. The home also includes an indoor/outdoor Jacuzzi, an exercise room, an atrium, a loft master bedroom, a study/den, a second storey sun deck, and much more.

Bordering a running stream and featuring spectacular sunset views, this idyllic property is located just 25 minutes from downtown. The exterior features an unbelievable 1800 sq. ft. wraparound deck that overlooks the immaculate and professionally designed landscape, plus there is a fenced 1500 sq. ft. side yard is the perfect play area for children or the addition of a pool. This is truly a unique property that has a charm and character rarely found.



MAIN FLOOR

Great Room: 27.5 x 14.5
Kitchen: 17.5 x 14.5
Dining Room: 14.5 x 13.5
Bedroom: 24.9 x 19.0
Sunroom: 14.4 x 8.0
Den: 16.5 x 20.0
Atrium: 10.0 x 19.0

SECOND FLOOR

Master Bedroom: 18.0 x 10.5
Bedroom: 14.0 x 10.5
Bedroom: 14.0 x 10.0
Bedroom: 10.0 x 25.5

INDOOR FEATURES

Washer, Dryer, Fridge, Stove, Dishwasher, Central Vacuum, Alarm System, Hot Tub, and Atrium

OUTDOOR FEATURES

Sprinkler System and Storage Shed

SITE INFLUENCES

Patios, Sundecks, Lanscaped, and Treed Lot

Taxes: \$5171 (2010)

Bedrooms: 5

Fireplace: Wood

Square Footage: 3500

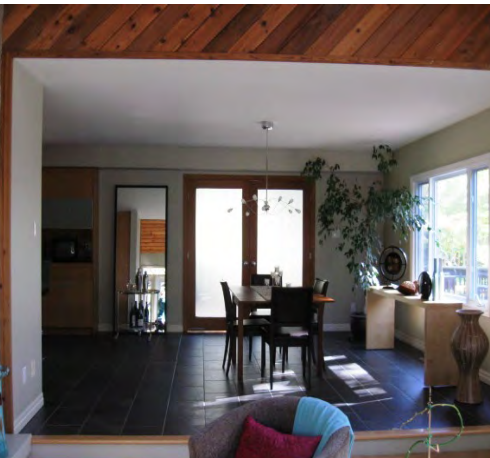
Bathrooms: 3.5

Heat/AC: Forced Air,

Lot Size: 250 ft. x 363 ft.
2.083 acres

Parking: 2 Car Garage
Inside Entry

Central Air,
Baseboard



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