



Your Home
our
Passion

DISTINCTIVE PROPERTIES



ROBERT
COOPER
Sales Rep

DIANE
DEPASS
Broker



Welcome To 294 Corner Ridge Road, Aurora



Enjoy the Privacy of Your Backyard



Sundeck Overlooking Inground Pool



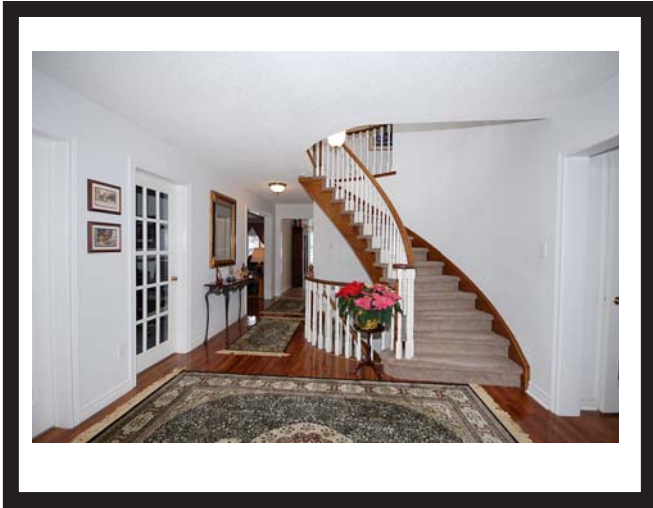
14799 Yonge Street, Aurora, On. L4G 1N1

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Staircase



Living Room



Kitchen



Breakfast Room



Family Room

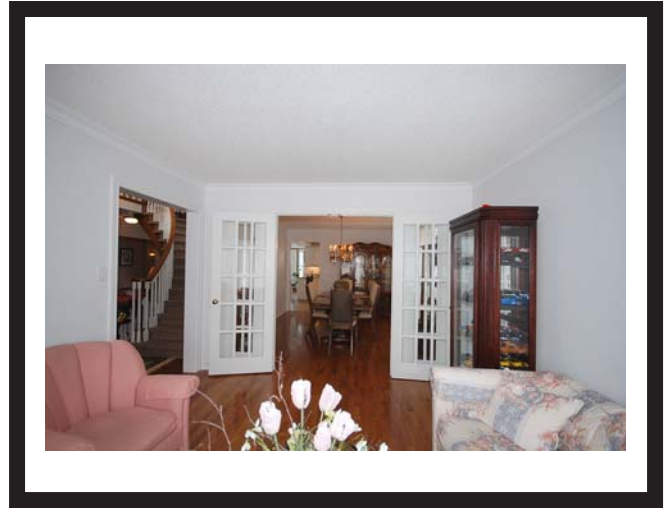


Family Room Fireplace

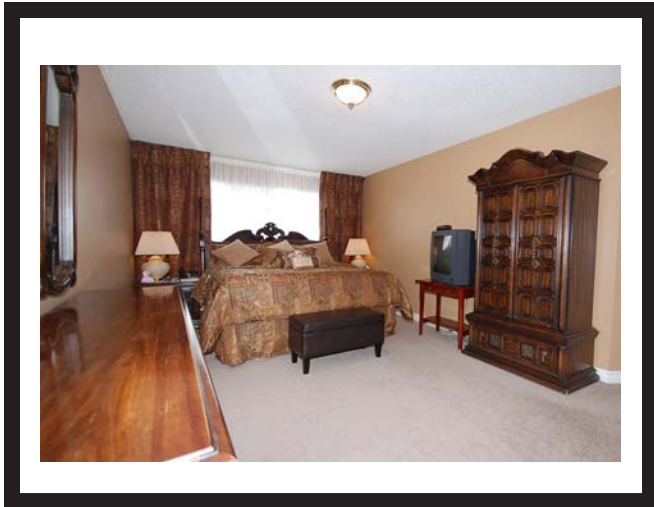




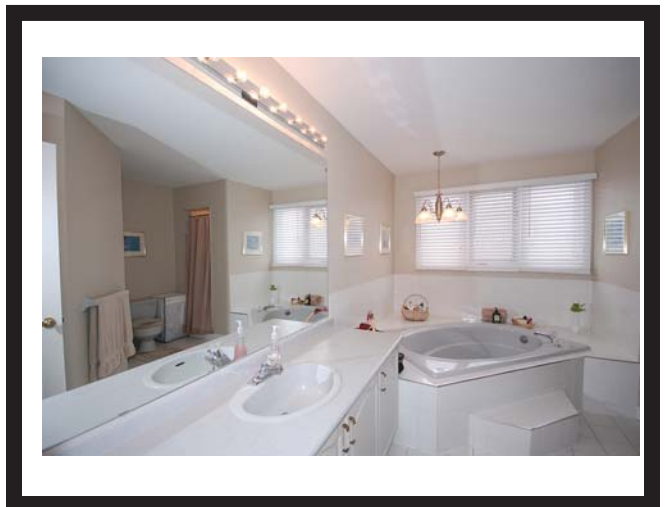
Dining Room



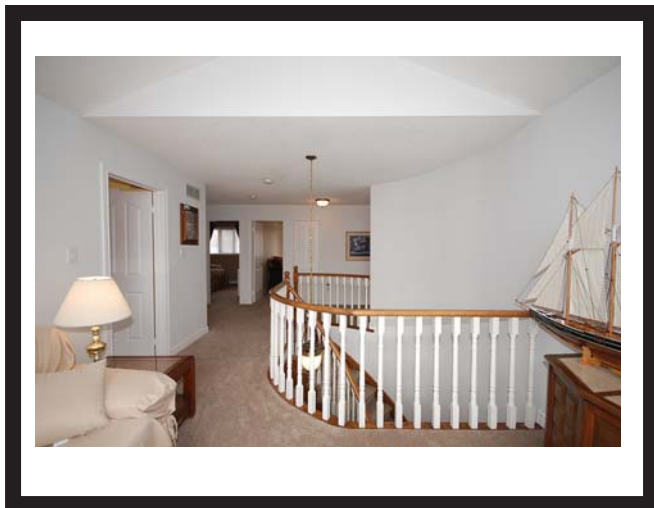
French Doors Between Liv/Dining Rms



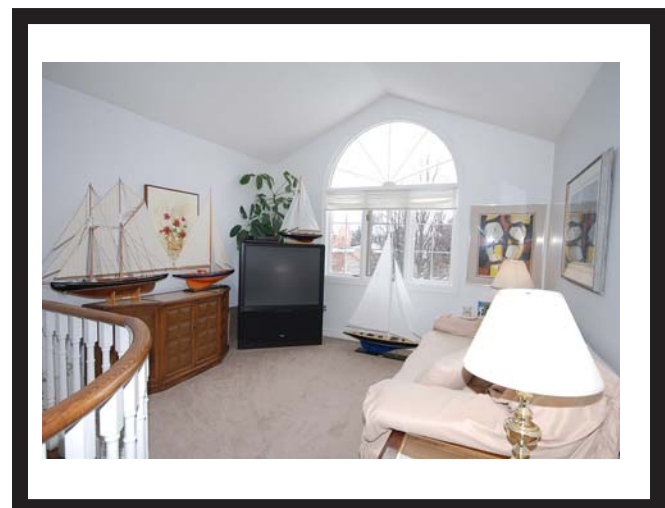
Master Bedroom



Master Ensuite



Upper Level Hallway



Upper Level Landing Room



Welcome To
294 Corner Ridge Road,
Aurora, Ontario

LIST PRICE: \$669,000

TAXES: \$6,154.50 - 2009

LOT SIZE: 49.21 (F) x 131.6 (W) x 133.56 (E) x 49.21 (R)

Vestibule/Foyer

- . Double Door Entrance with Sidelights
- . Limestone Flooring
- . Guest Clothes Closet
- . Oak Staircase with Carpeted Steps and White Pickets to Upper and Lower Levels

Living Room:

- . Approx. 16.5 x 11.5
- . Hardwood Flooring
- . Crown Moulding
- . French Doors with Sidelights to Dining Room

Dining Room :

- . Approx. 14 x 13.5
- . Hardwood Flooring
- . Crown Moulding
- . Open to Living Room

Powder Room:

- . Two Piece with Pedestal Sink
- . Limestone Flooring
- . Chair Rail



Office/Den:

- . Approx. 12 x 10.10
- . Broadloom Flooring
- . French Door

Kitchen:

- . Approx. 24 x 13.5
- . Porcelain Flooring
- . Ceramic Backsplash
- . "Maytag" Fridge
- . "Maytag" Stove
- . "Maytag" Dishwasher
- . Microwave Shelf
- . California Shutters
- . Sliding Door Walk-out to Large Sundeck Overlooking Gardens and Inground Pool

Family Room:

- . Approx. 18.6 x 12
- . Hardwood Flooring
- . Gas Fireplace with Georgian Mantle and Marble Surround
- . Pot Lights

Laundry Room:

- . Ceramic Flooring
- . "Maytag" Washer and Dryer
- . Upper Cabinets
- . Access to Sideyard
- . Access to 2 Car Garage with Openers and Remotes



Upper Level

Master Bedroom:

- . Approx. 19.5 x 11.5
- . Broadloom Flooring
- . Walk-in Closet with Organizer
- . 4 Piece Ensuite Features:
- . Ceramic Flooring
- . Soaking Tub
- . Separate Shower

Second Bedroom:

- . Approx. 14.5 x 12
- . Broadloom Flooring
- . Double Closet

Third Bedroom:

- . Approx. 12 x 12
- . Broadloom Flooring
- . Double Closet

Fourth Bedroom:

- . Approx. 11.5 x 12
- . Broadloom Flooring
- . Large Closet

Main Bathroom:

- . 4 Piece Bathroom Features:
- . Ceramic Flooring



Lower Level:

- . Partially Finished
- . Broadloom in Finished Landing and Office
- . Large Storage Room
- . Small Workshop with Bench (Locked)
- . Cold Cellar
- . Large Unfinished Area with Above Grade Windows

Lower Bathroom:

- . 3 Piece Bathroom Features:
- . Ceramic Flooring
- . Acrylic Shower with Light

Features Worth Mentioning:

- . Well Maintained "Chestnut Hill" Home on Mature Private Lot
- . Approx. 2,900 Sq Ft.
- . Fully Fenced Yard with Cedar Hedge
- . Roof Resingled (2005)
- . Large Custom Deck Overlooking Inground Pool
- . Interlocking Walkway (2006)
- . Inground Pool Converted to Salt Water (2008)
- . Pool Liner - 1 Year, Pool Heater - 2 Years and all other Related Pool Equipment
- . Spacious Principal Rooms with Main Floor Office/Den
- . Maytag Fridge, Dishwasher and Stove 2 Years Old
- . Hardwood Flooring in Living Room, Dining Room, Family Room, Foyer (2007)
- . Porcelain Flooring in Kitchen (2007)
- . All Upgraded Broadloom (2008)
- . Water Softener and Hot Water Tank Rentals
- . Central Air Conditioning
- . Central Vacuum & Attachments
- . Security System
- . Humidifier
- . Two Garage Door Openers and Remotes
- . Outside Spot Lights on Driveway
- . All existing Light Fixtures
- . All Appliances Included

Exclusions: Dining Room Light Fixture, Drapes in Master Bedroom and 2nd and Third Bedrooms

For More Information on This Outstanding Residence...Call
Robert Cooper or Diane Depass
Royal LePage Your Community Realty, Brokerage
905-727-3154