1841 Holbrook Court

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Premium Lot & Location

- Expansive and exceptionally private treed, pie-shaped lot
- Prime setting at the top of a quiet court
- No drive-by traffic
- Parking for up to six vehicles
- Close to excellent schools, parks, shopping and everyday conveniences

Designer Interior

- Contemporary and luxurious interior with rich, designer-inspired finishes throughout
- Impressive double-door entrance opening into a grand 17-foot foyer
- Elegant piano-style spiral staircase
- Imported 24" x 24" high-gloss tiles throughout the foyer, kitchen and laundry room
- Nine-foot ceilings on the main level
- Wide-plank flooring
- Crown moulding throughout the principal rooms
- Custom California shutters
- Recessed lighting
- Beautiful statement light fixtures and upgraded finishes throughout
- Custom accent wall in the office/bedroom

Mechanical & Additional Features

- High-efficiency natural-gas furnace, approximately three years old
- Top-of-the-line Lennox Elite Series central air conditioner, approximately three years old
- Roof approximately nine years old
- Owned hot-water tank
- Central vacuum rough-in
- Nest smart thermostat
- Wyze video doorbell camera

Curb Appeal & Garage

- Contemporary two-car garage with insulated garage doors
- Durable epoxy-coated garage flooring for easy cleaning and maintenance
- Automatic garage-door openers with remotes
- Retractable garage hose
- EV charging plug
- Convenient direct access from the garage into the home
- Welcoming front entrance with custom planter boxes
- Composite front decking
- Large-format interlocking stone pavers

Gourmet Kitchen

- Generous eat-in kitchen designed for everyday family living and entertaining
- Oversized quartz-topped centre island
- Double undermount sinks
- Concealed push-latch storage built into the island
- Double-door refrigerator with built-in water-pitcher dispenser
- Dual ice maker with a large-capacity ice-storage bin
- Refrigerator approximately 2.5 years old
- Bosch dishwasher approximately 2.5 years old
- Modern range hood approximately 2.5 years old
- Name-brand stainless-steel appliances
- Abundant cabinetry, storage and preparation space
- Kitchen reverse-osmosis water-filtration faucet

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Living & Family Rooms

- Striking double-sided gas fireplace
- Custom stainless-steel fireplace surround
- Designer wall treatment creating a dramatic focal point
- Family room with custom built-in cabinetry surrounding the fireplace
- Bright, open and inviting principal rooms
- Second-floor family room offering flexibility as a fifth bedroom, home office or additional lounge

Bedrooms & Bathrooms

- Four spacious bedrooms
- Ceiling fans with individual remotes in every bedroom
- Primary bedroom with extensive custom built-in cabinetry
- Interior closet lighting and custom organizers
- Separate walk-in closet
- Luxurious five-piece ensuite
- Deep soaker tub with premium handheld fixture, ideal for bathing children or pets
- Separate glass shower with built-in bench
- Double undermount sinks
- Illuminated mirrors
- Stylish powder room with under-vanity accent lighting

Laundry & Everyday Convenience

- Convenient main-floor laundry room
- Upgraded laundry sink
- Abundant counter and folding space
- Samsung washer and dryer
- Direct access between the home and garage

Custom Backyard Oasis

- Private, treed backyard offering exceptional space for relaxing and entertaining
- Custom two-tier composite deck
- Three-tier cement firepit area
- Covered barbecue area
- Gazebo
- Custom daybed area
- Two separate couch seating areas with custom cushions
- Custom daybeds, couches and cushions included with the sale
- Two oversized planters with established herb gardens
- Built-in, year-round outdoor Bluetooth soundbar positioned above the herb planters
- Gazebo and stair lighting with Bluetooth smartphone controls
- Lower-tier stair lighting currently not operational
- Wood storage shed
- Additional side-yard storage shed
- Retractable hose beside the side-yard shed for convenient water access

Lower Level

- Expansive, unspoiled lower level ready for a custom design
- Oversized windows providing excellent natural light
- Bathroom rough-in
- Cold cellar
- Excellent potential for additional living, recreational or storage space

Pet & Toddler Safety

- Two retractable and removable pet/toddler gates secure the upper and lower deck tiers.
- Two custom gates stored in the basement can be reinstalled at the stair top and between the kitchen/living and dining/lounge areas.