

Property features for **217 St. Vincent Crescent**

Lot & Location

- Built in 2018
- 2.40 Acres
- Surrounded by Trees & Farmland
- Conveniently located on a quiet cul-de-sac
- 8km to downtown Meaford
- 10km to downtown Thornbury
- Professionally Landscaped including
 - Partially Sodded
 - 2 Decks off Rear of Home with Custom Glass Railing
 - Rear Stone Patio
 - Front Stone Patio Entrance

Exterior - Home

- Cape Cod Wood Siding
- Black “Armour” Windows with triple pane insulation
- 35 Year Black Shingles Upgraded High Wind
- R5 IsoClad Exterior Foam Insulation

Mechanicals

- High Efficiency On Demand Boiler Heating System – Owned
- Tankless Water System - Owned
- High Efficiency Air Handler – Owned
- Built In Humidifier
- High Efficiency AC – Owned
- Heat Recovery Ventilator - Owned
- Radiant In-Floor Heat in Basement
- 200 Amp Service
- Quick Connect Hydro Meter For Back Up Generator
- Well – Drilled by Georgian Bay Well Drilling - 2017
- Septic – Mac Taylor Septic – 2018

Water Treatment

- Water Softener, Iron Blaster, UV Light, Odour Filters, Reverse Osmosis System (Kitchen Sink) – All Owned - 2018



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INTERIOR

General

- Solid Core Doors Throughout Home
- 5 ½ MDF Trim
- 3 ½ Door Casing
- WIFI Switches In Living Room & Kitchen
- EcoBee Thermostat With WIFI
- Custom Blinds In All Rooms By Ashtons Blinds & Drapery
- Bell Security System

Entrance

- HEATED 12X24 Porcelain Tile

Stairs

- White Oak Custom Stairs by Stairhaus
- Glass Railing with White Oak Details

Main Bathroom – 5 PC

- HEATED 12X 24 Porcelain Tile
- Wood Vanity with matching mirror & Quartz Countertop
- Moen Fixtures
- Touchless Toilet
- Tub Surround with 3 Tiled Walls & Feature

Kitchen

- IKEA 2 Tone Kitchen with White Exterior Cabinets and Robin Egg Island
- Slow close drawers & doors
- Large Pantry
- Ample Storage Space
- Quartz Countertops & Backsplash
- Frigidaire Professional Series Appliances
- Under Cabinet Valance & Lighting
- Engineered Wide Plank Oak Hardwood Throughout
- Walk out to deck from Kitchen



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Living Room / Dining Room

- Engineered Wide Plank Oak Hardwood
- Cathedral Ceilings
- Pot Lights
- 60" Modern Propane Fireplace
- Built In Cabinetry
- Floor to ceiling windows

Master Bedroom

- Engineered Wide Plank Oak Hardwood
- Walk Out to Private Deck

Master Ensuite

- HEATED 12 X 24 Porcelain Tile
- Wood Vanity With Matching Mirror
- Touchless Toilet
- Glass Shower with Rain Head
- Marble Tile Shower Floor
- 48 X 24 Porcelain Tile Shower Walls

Bedroom 1 & 2

- Engineered Wide Plank Oak Hardwood
- Closets



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Lower Level

- Radiant In Floor Heat Throughout Full Basement

Lower Level Living Room

- Luxury Vinyl Flooring
- Pot Lights
- Custom Built In Cabinetry

Lower Level Bath – 3 Pce

- 12 X 24 Porcelain Tile
- Glass Shower
- Touchless Toilets

Lower Level Bedroom

- Custom Ship Lap Walls
- Luxury Vinyl Flooring

Lower Level Office/Bedroom

- Luxury Vinyl Flooring

Three Car Detached Garage

- 28 X 36
- 10 Foot Walls
- Insulated Walls
- 60 AMP Service
- Cape Cod Wood Siding
- 35 Year Black Shingles With Upgraded High Wind
- 3 X Black “Armour” Slider Windows
- Black Man Door With Window
- 3 Modern Black Garage Doors With Overhead Mechanics
- Radiant In Floor Heat
- Shelving



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