



*10 Wellfleet Crescent*

\$998,500.00

**RE/MAX**  
Absolute Realty Inc.  
Brokerage, Each Office Independently Owned and Operated.



*Foyer*



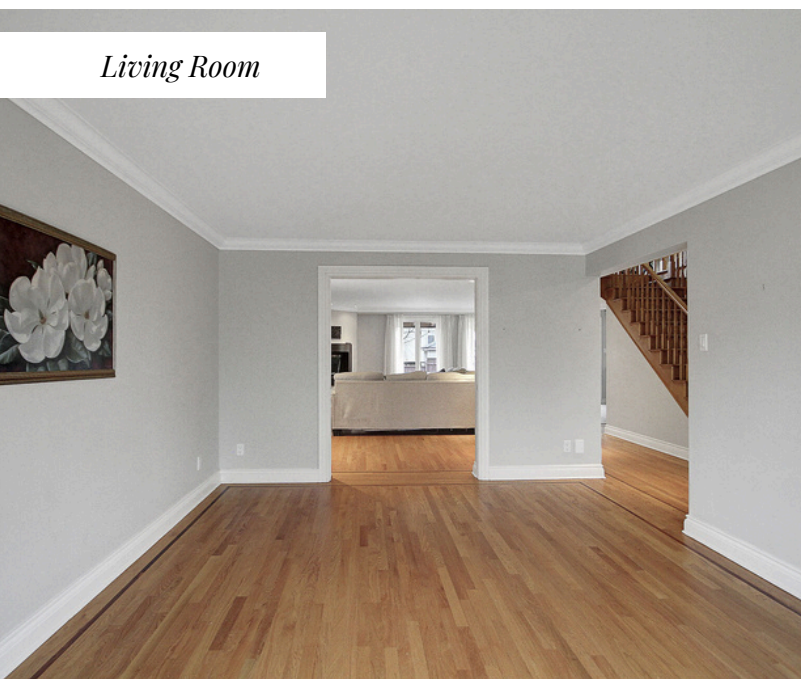
*Dining Room*



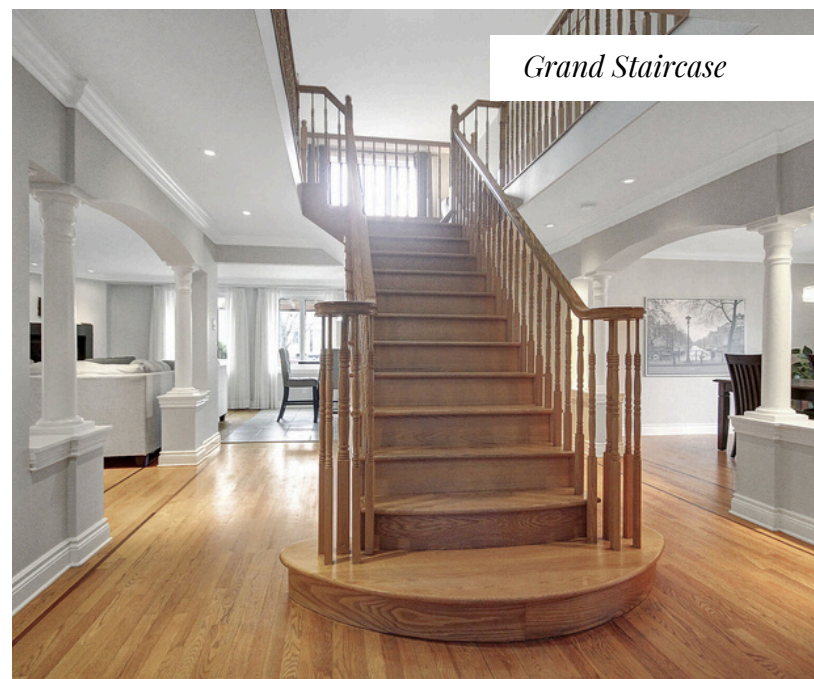
*Dining Room*



*Living Room*



*Grand Staircase*





## **Stunning Family Home in a Prestigious Neighbourhood**

Nestled on a quiet, tree-lined street and surrounded by grand, prestigious homes, this beautifully maintained 4-bedroom, 4-bathroom residence offers just over 3000 sq.ft. of well-designed living space and a wonderful family layout. Whether you're hosting sophisticated gatherings or enjoying everyday family life, this home is designed to impress.

### **Prime Location with Unmatched Convenience**

Situated in one of the area's most sought-after neighbourhoods, this home is just minutes from an abundance of amenities — so many, in fact, they can't all be listed here! Enjoy proximity to top-rated schools, expansive parks, reliable public transportation, and the extensive shopping, dining, and service options available along Strandherd Drive.

### **Main Level – Elegant Living & Entertaining**

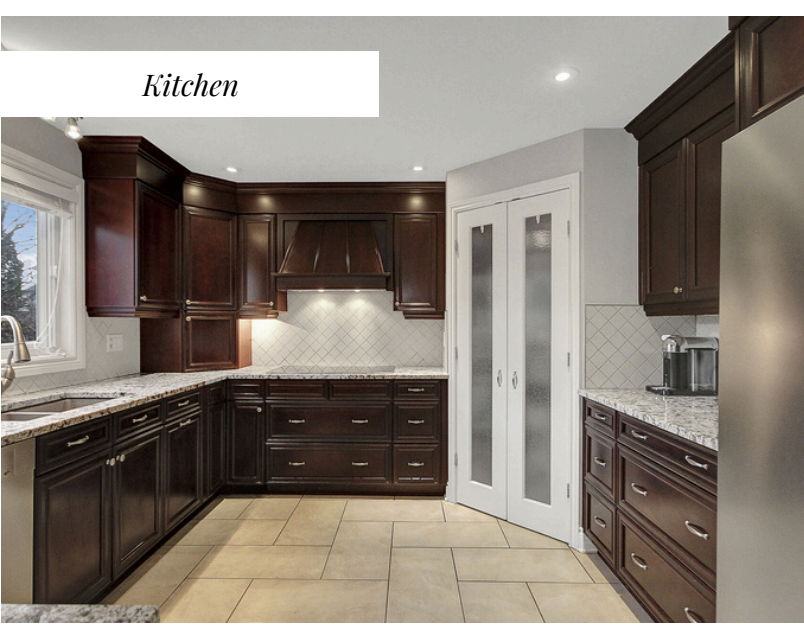
Upon entering, you are welcomed by a bright tiled foyer with a double coat closet, which opens to the main hall featuring quality tile flooring and a dramatic central hardwood staircase that gracefully extends to the second floor.

Beautiful hardwood floors flow throughout the main and upper levels, providing a warm and cohesive feel throughout the home.

- The formal living room features gleaming hardwood and a large bay window offering serene views of the front yard.
- Adjacent is the formal dining room, defined by classic columns and illuminated by a tasteful chandelier — an ideal space for hosting dinner parties or holiday meals.
- The gourmet kitchen is a chef's dream, thoughtfully updated with granite countertops, a tiled backsplash, center island with pot drawers and pendant lighting, and an under-mount double sink. High-end stainless steel appliances include a built-in double wall oven, microwave, induction cooktop, high-end stainless steel fridge and dishwasher. A walk-in pantry provides generous storage.
- The eating area is spacious and bright, with patio doors opening directly to the backyard deck, creating a seamless indoor-outdoor flow.
- The family room features a cozy corner electric fireplace and large windows that bathe the space in natural light.
- A main-floor laundry room offers convenient access to both the side yard and the attached double-car garage. Washer and dryer with pedestals are included.
- A 2-piece powder room completes the main level, featuring a pedestal sink, toilet, and stylish tile flooring.



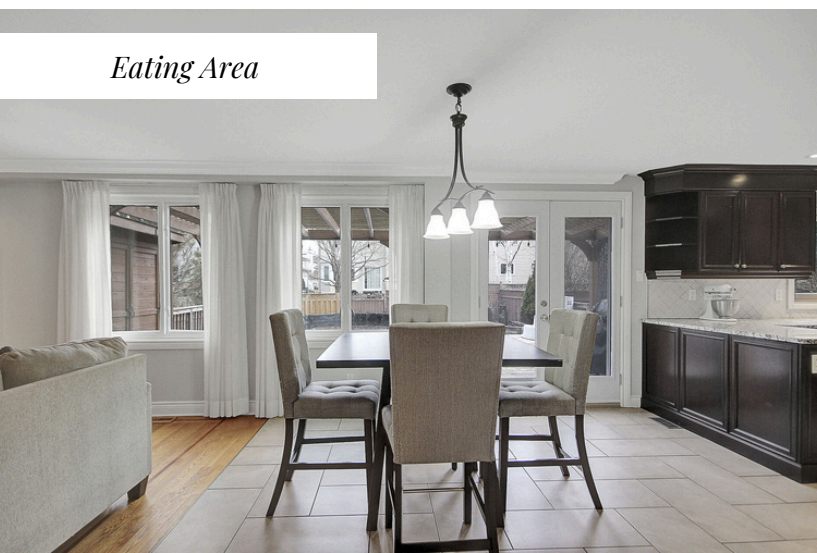
*Kitchen*



*Kitchen*



*Eating Area*





## Second Level – Spacious and Versatile Living

Upstairs, you'll find four generously sized bedrooms, a bright loft area, and two full bathrooms.

- The open loft at the top of the stairs is perfect for a home office, study nook, or a quiet reading space, with abundant natural light streaming through a large window.
- The primary suite is a luxurious escape, easily accommodating a king-sized bedroom set. It features crown molding, pot lights, upgraded walk-in California closet and a 5-piece ensuite bathroom with:
  - A deep standalone air tub
  - An oversized glass-enclosed shower with tile surround
  - A granite vanity with dual undermount sinks, storage drawers and cabinets
  - Two large picture windows for natural light
  - Quality tile flooring and elegant fixtures
- The three additional bedrooms each offer:
  - Generous closet space
  - Gleaming hardwood floors
  - Large windows that provide bright, inviting spaces
- The main full bathroom features:
  - A deep soaker tub with tile surround
  - A quartz countertop vanity with undermount sink and storage
  - Toilet and tile flooring

## Lower Level – A Blank Canvas

The unfinished basement offers incredible potential to expand your living space. With a bathroom rough-in already in place, the possibilities are endless — create a home theatre, gym, playroom, or additional bedrooms to suit your family's needs.

## Outdoor Oasis

The fully fenced backyard is a private retreat, beautifully landscaped and ideal for entertaining. A spacious entertainment-sized deck sets the stage for summer barbecues, while the above-ground pool offers a refreshing escape on warm days. The front of the home is equally inviting, featuring a professionally landscaped garden and a charming stone walkway leading to the elegant front entrance. Irrigation system feeds the beautifully landscaped lawns.

## Just Move In and Enjoy

This meticulously maintained home offers space, style, and a prime location. From the thoughtfully updated interior to the beautifully landscaped exterior, this home is truly move-in ready and waiting for its next proud owners.



*Family Room*



*Family Room*



*Powder Room*



*Laundry Room*

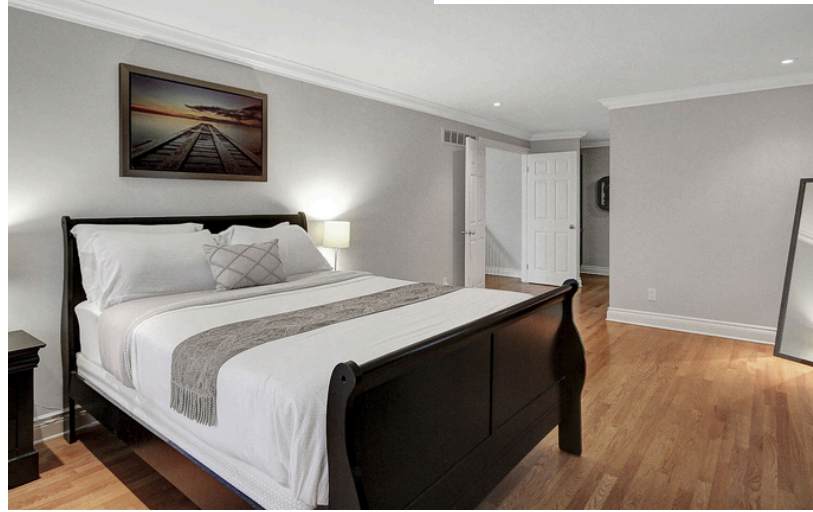




*Walk-in Closet*



*Primary Bedroom*



*Primary Bedroom*



*5-piece ensuite*



*5-piece ensuite*





*Second Bedroom*



*Second Bedroom*



*Main Bath*



## *Room Dimensions*

### **Main Level**

<b>Foyer:</b>	7'6" X 5'3"
<b>Dining Room:</b>	17'5" X 11'1"
<b>Living Room:</b>	16'11" X 12'0"
<b>Family Room:</b>	23'8" X 11'9"
<b>Kitchen:</b>	12'0" X 11'1"
<b>Eating Area:</b>	10'11" X 9'5"
<b>2-piece Bath:</b>	8'11" X 5'4"
<b>Laundry Room:</b>	9'2" X 8'7"

### **Lower Level**

**Unfinished Open Basement:** 36'3" X 34'1" with rough in for bathroom

### **Second Level**

<b>Primary Bedroom:</b>	16'5" X 13'3"
<b>Ensuite Bathroom:</b>	14'3" X 8'3"
<b>Bedroom #1:</b>	12'1" X 11'1"
<b>Bedroom #2:</b>	14'7" X 12'0"
<b>Main Bathroom:</b>	14'7" X 8'3"
<b>Bedroom #3:</b>	6'6" X 5'7"
<b>Loft Area:</b>	12'1" X 10'1"



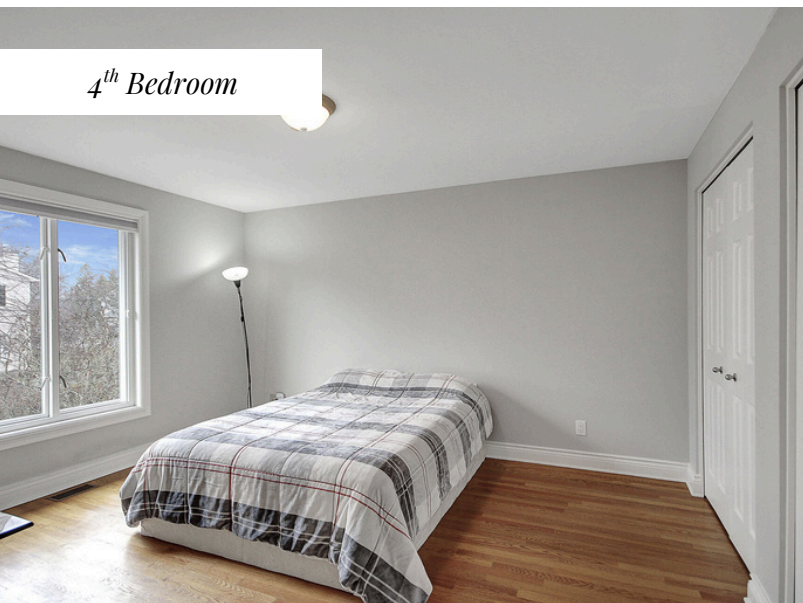
*3rd Bedroom*



*3rd Bedroom*



*4<sup>th</sup> Bedroom*



*4<sup>th</sup> Bedroom*



*Loft Area*





*Back Deck*



*Pool*



## *Legal Information*

**Year Built:** 1987 approximately

**Legal Description:** PARCEL 224-1, SECTION 4M540 LOT 224, PLAN 4M540 SUBJECT TO 456390, 456733, 456734 NEPEAN

**Lot Size:** 68.58 feet x 129.50 feet irregular

**Property Taxes:** \$6,900.38/2024

**Inclusions:** built-in wall oven/microwave with warming drawer, hood fan, cook top, fridge, washer & dryer with pedestals, dishwasher, central vac & attachments, central air, salt water pool, pool heater (as is), pool fall cover, pool stairs, shed, 2 garage door openers & remotes, all light fixtures, all window coverngs, blinds, drapes.

**Rental:** Hot Water Tank

**Lease to Own:** Furnace

**Possession:** TBD - 90+ days

Information is believed to be accurate but not warranted.



The Joanne Goneau Team

Joanne Goneau

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*Recreation Room*



*Back Yard*



*Back Yard*

## Lower Level:

- The lower level includes a great recreation room perfect for family gatherings to watch movies or games tables.
- A hobby room perfect for the hobbyist with a good sized window.
- 4th bedroom perfect for guests.
- The lower level has quality flooring and plenty of windows, making it bright and inviting.
- Additional updates include roof shingles (2019), HRV unit, and recent renovations to paint, carpet, laundry, furnace, A/C, and HWT (2020), kitchen, primary windows (2023), main bath, patio door, garage door, and deck (2024).

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