



# 138 Government Road

Approximate Measurements In Feet

## MAIN LEVEL

### Foyer

- \* 2-Storey Ceiling
- \* Chandelier and Pot Lights
- \* Double Door Closet
- \* Hardwood Floors

**Living Room**      21'5" x 11'7"

- \* Gas Fireplace with Porcelain Surround
- \* Open Concept
- \* Pot lights
- \* Hardwood Floors

**Dining Room**      21'5" x 11'7"

- \* Combined with Living Room
- \* Pot Lights
- \* Hardwood Floors

### Butler's Pantry / Servery

- \* Walk-In Pantry with Shelving & Pocket Doors
- \* Caesarstone Counter

**Kitchen**              22'2" x 18'4"

- \* Centre Island with Breakfast Bar
- \* Pot Lights & Under-cabinet Lighting
- \* Double Sink
- \* Caesarstone Counters
- \* Bar Area with Bar Sink & Wine/Beverage Cooler
- \* Built-In Garbage and Recycling Bins

**Breakfast Area**    22'2" x 18'4"

- \* Overlooks Sunroom
- \* Hardwood Floors

**Family Room**      16'2" x 15'2"

- \* Gas Fireplace with Porcelain Surround
- \* Overlooks Back Patio
- \* Hardwood Floors

**Sunroom**            19'4" x 9'4"

- \* Heated Porcelain Floors
- \* Retractable Sliding Glass Walls
- \* Built-In Sonos Sound System

## **Mud Room**

- \* Built-In Shelves with Cabinets and Coat Hooks
- \* Built-In Bench
- \* Hardwood Floors
- \* Entrance to Garage

## **2-Piece Powder Room**

## **MID-LEVEL**

### **Second Bedroom 13'9" x 11'4"**

- \* 4 Piece Ensuite
- \* Walk-In Closet with Built-in Organizers
- \* Hardwood Floors

### **Laundry**

- \* Penny Tile Backsplash
- \* Caesarstone Counter for folding
- \* Hardwood Floor

## **SECOND FLOOR**

### **Master 18'0" x 15'10"**

- \* Vaulted Ceiling
- \* Gas Fireplace with Porcelain Surround
- \* Walk-In Closet with Built-in Organizers
- \* Hardwood Floor
- \* TV and Media Cabinets

### **Master Ensuite 11'4" x 10'0"**

- \* Caesarstone Counter
- \* Free Standing Oval Tub
- \* Separate Shower with Rain-head
- \* Lighted Mirrors with Magnifiers
- \* Double Sinks

### **Third Bedroom 12'7" x 12'4"**

- \* Double Closet with Built-in Organizers
- \* Hardwood Floors

### **Fourth Bedroom 13'4" x 11'6"**

- \* Double Closet with Built-in Organizers
- \* Hardwood Floors

## **Jack & Jill 5-Piece Ensuite Bath with Double Sinks, Bathtub & Separate Shower**

## THIRD FLOOR

**Fifth Bedroom/  
Home Office**      19'2" x 14'5"

- \* Skylights
- \* Cathedral Ceiling
- \* Extra Wiring for Computers/Media
- \* Separate Thermostat
- \* Pot Lights
- \* Hardwood Floors

**Den**                      10'0" x 8'1"

- \* Open Concept
- \* Skylight
- \* Hardwood Floors

## LOWER LEVEL

**Rec Room**              34'4" x 33'11"

- \* 82" 4K QLED TV
- \* 64" Linear Gas Fireplace  
with Porcelain Surround
- \* Built-in Shelving around Fireplace
- \* Sonos Surround Sound  
with Subwoofer
- \* Pot Lights
- \* Hardwood Floors

**Home Theatre/  
Home Gym**      18'8" x 13'11"

- \* Pot Lights
- \* Hardwood Floors

**Sixth Bedroom**      13'3" x 11'2"

- \* Pot Lights
- \* Hardwood Floor

**Wine Cellar**

- \* Expandable 270 Bottle Wine-rack
- \* Temperature Controlled by separate  
Nest Thermostat
- \* Porcelain Floor

**4-Piece Bath**

## INCLUSIONS AND ADDITIONAL FEATURES

- Central staircase with glass railings and skylights
- Wine cellar with expandable 270 Bottle wine-rack and cooler
- Four gas fireplaces
- Triple glazed windows by Casa Bella
- Thermador Professional Series 48" 6-burner plus grill Gas Range
- Thermador Professional Series Convection Wall Oven
- Thermador Built-In Refrigerator
- Thermador Dishwasher
- Panasonic Inverter Microwave
- Marathon Wine Fridge
- Caesarstone countertops throughout
- Glass front display cabinets with in-cabinet lighting
- 82" QLED Samsung 4K TV with Sonos Playbar, Subwoofer - Rec Room
- 58" Samsung 4K TV - Family Room
- 55" LG TV - Master
- Three separate Sonos amps and Polk Audio ceiling speaker systems for main floor, sunroom and lower level
- High Efficiency LED pot lights throughout
- Electrolux front load clothes washer (Titanium Series)
- Electrolux front load dryer with Perfect Steam (Titanium Series)
- Central vacuum system
- Commercial grade sliding glass walls in sunroom
- Hydronically heated porcelain tile floor in sunroom
- Entire basement has hydronically heated floors
- 5 independent heating and cooling zones with Nest controls
- 6 Google Nest thermostats
- Google Nest security cameras and door bell with audio & video
- DSC alarm system with motion sensors and door contacts
- Professional 19" Media rack for ethernet, media, Sonos systems, Nest and security systems
- Entire house wired with Cat 6 Ethernet in every room
- Coax cabling to each TV/Media area for extra cable, satellite/OTA TV
- No bulk-head construction
- Insulated Concrete Form (ICF) construction (whole house)

- Solid wood doors and trim throughout
- Low VOC materials throughout
- Gas BBQ hookup at back patio
- Interlocking stone driveway

**Please note information provided by the Sellers to the best of their knowledge. Buyer to verify all information regarding the property.**