



3529 Proudfoot Place Features

Exterior Features:

- Exceptional easy-care landscaping
- Sprinkler system
- Large main level deck & lower back patio
- Gated front courtyard
- Natural gas outlet(s): patio & deck
- Water tap(s): patio, deck, side & front yards
- Security: alarm system and 4 exterior security cameras

Interior Features:

- Custom 2008 built home by Dom Piluso
- Heating: forced air, heat pump, gas fireplace and back up electric furnace
- Heated floors: foyer and all 3 bathrooms
- Cooling: heat pump
- Instant hot water heater in kitchen
- Motion sensor lighting: entry from garage, laundry, primary ensuite, pantry and courtyard
- Primary bedroom on main with a large ensuite and custom Stor-X dual walk-in closets
- Open concept dining & kitchen area
- Living room with a double sided gas fireplace
- Office with highspeed fiber and storage
- New LG Gas stove (2022)
- Microwave drawer in the island
- LG Washer & Dryer (2020)
- Wired in sound system
- Hardwood flooring throughout
- Built-in central vacuum system with kickplates installed in the kitchen and primary ensuite
- In-home Gym
- Entertainment Centre
- Large recreation room, storage area & work room
- Oversized Garage
- Suite potential in lower level

Royal Bay Location Features:

- Network of flat & lit walking paths which lead to 2 playgrounds and numerous parks
- Short walking distance to Red Barn Market & new Quality Foods
- Royal Bay Senior Secondary & new elementary school announced

*All notes above are for information purposes only and not to be relied upon. All information should be verified if deemed important.



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