

1327 BEAUFORT DRIVE

5 BED + 3.5 BATH

3,518 SQUARE FEET
+ 1,653 LOWER LEVEL

DOUBLE PRIVATE DRIVE
+ DOUBLE GARAGE

RENOVATED FAMILY HOME

*Listed by
Kristin Shensel, Sales Representative*





YOUR FOREVER HOME IS HERE

Are you ready to make the move to YOUR house? This lovingly renovated family home is perfect for the family looking to put down roots. The open concept main floor has a massive great room with kitchen, dining, family, sitting room all in one! There are five family sized bedrooms (two with ensuites) on the kind of lot downtown people dream about at night. The renovation work - all done with plans and permits - includes new roof, new furnace, and new AC, so there are no big investments left to make. Plus, on clear days, you have gorgeous Toronto skyline views.

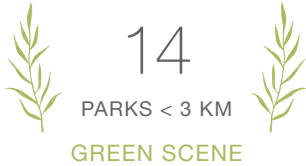
WANT TO KNOW ALL THE BOXES THIS HOUSE CHECKS? WE CAN'T GET ENOUGH OF:

- **The great room.** First of all, it's huge - kitchen, family room, sitting room, and dining all in one beautiful space. AND it's filled with all of the things that dreams are made of: **stone countertops, tumbled travertine backsplash, stainless steel appliances** (LOOK at that stove) and a **huge centre island** that fits the entire family. Perfect for weekend entertaining or doing week-night homework.
- The **custom designed main floor mudroom** with ample storage for coats and muddy boots. No more muddy footprints though the house — hooray!
- An **open foyer** with tons of closet space — you'll never feel cramped when welcoming (or saying goodbye) to family again!
- **Gleaming hardwood floors** throughout.
- **Gas fireplace in the family room** — while we are happy, spring weather is almost here, we can't help but think of cozy warm nights in front of the fire.
- The **master suite is enormous.** What an amazing retreat it offers after a busy day - especially when you see the custom ensuite complete with heated floors.
- **Four generous family bedrooms** — now the kids can't fight about which room they want. One has an ensuite complete with heated floor & steam shower - perfect for guests, or teenagers.
- The **unfinished basement** offers to endless opportunities for an additional level of family space — how you'll use it is up to you - over 1,600 square feet of potential (complete with fourth bedroom rough-in)!
- **The neighbourhood.** Tyandaga is perfect for families. Picture your kids playing hockey on the wide street, or going for summer walks with your family — you'll find a direct entrance to the Bruce Trail at the end of Beaufort Drive. Parks, walking trails, good schools are all nearby. Plus easy access to shopping.

1327BeaufortDr.com

TYANDAGA

NEIGHBOURHOOD AT A GLANCE



MAKING THE GRADE

PAUL A. FISHER PUBLIC SCHOOL (JK - 6)
CLARKSDALE PUBLIC SCHOOL (JK - 6)
BURLINGTON CENTRAL ELEMENTARY SCHOOL (7 - 8)
ST. GABRIEL CATHOLIC SCHOOL (JK - 8)
FERN HILL SCHOOL (JK - 8)
MM ROBINSON HIGH SCHOOL (9 - 12)



the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

Kristin Shensel
Sales Representatives
office: 416.274.2068
direct: 416.938.0658
kristin@getwhatyouwant.ca