



14 PINENEEDLE DRIVE

Proudly Presented By
PATRICIA EBY
Sales Representative



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Chestnut Park Real Estate Limited, Brokerage



Welcome to 14 Pineneedle Drive, one of the most prestigious streets in Aurora. Touched by tradition, this enchanting home is situated on a beautifully landscaped 1/2 acre lot, backing onto 11 Km of nature trails. This gorgeous home has been lovingly decorated and will appeal to the most discerning buyer.



FOYER:

Double door entry with glass windows
Hardwood flooring
Upgraded trim work

LIVING ROOM:

Sunny bay window
Hardwood flooring
Crown moulding
Wood burning fireplace with beautiful mantle and marble surround
California shutters

DINING ROOM:

Double door entry
Hardwood flooring
Crown moulding
Sunny Bay window
California shutters

KITCHEN:

Gourmet Kitchen remodelled in 2007
White cabinetry featuring glass display cabinet
Granite countertop
Glass tile backsplash
Bertazzoni 5 burner gas stainless steel stove and venting system
Large stainless steel undermount sink with upgraded faucet featuring separate spray nozzle and soap dispenser

Meile dishwasher

Jenn-air side by side stainless steel fridge
Recessed Halogen lighting
Hardwood floor
Picture window with California shutters

BREAKFAST AREA:

Open to Family room
Oversized dark stained Island with chicken wire display cabinets
Wine rack and drawers
Seating for four
Large sun filled window with California shutters
Hardwood floors

FAMILY ROOM:

Brick floor-to-ceiling wood burning fireplace with heatilators and built-in wood storage
Hardwood flooring
Recessed Halogen lighting
Double doors with side lights opening to 30 foot cedar deck

POWDER ROOM:

Marble tiled walls featuring glass fled accent
Upgraded vanity with polished stone counter and integrated sink
Framed mirror
Upgraded faucet and fixtures
Hardwood flooring

MUD ROOM:

Slate tile flooring

Double door coat closet with censored lighting

POSSIBLE IN LAW SUITE

OFFICE/BEDROOM

Double closet

Walkout to deck overlooking private garden

California shutters

New broadloom

Pot Lights

California shutters

FOURTH BEDROOM

California shutters

Closet

New broadloom

ENSUITE BATHROOM

Glass countertop vanity with integrated sink

Framed mirror

Marble tile flooring

Glass shower with marble tiles and built-in bench

SECOND FLOOR:

MASTER BEDROOM:

New broadloom

Ceiling fan

Sunny Dormer-style window with California shutters

Walk-in closet

Additional closet

ENSUITE BATHROOM:

Double sink vanity with framed mirrors

Ceramic tile walls

Glass shower

Upgraded faucets and fixtures

Linen closet

California shutters

SECOND BEDROOM:

Bright dormer window

New Broadloom

California shutters

THIRD BEDROOM:

Walk-in closet

New broadloom 2012

California shutters

MAIN BATHROOM:

Composite marble Countered vanity with integrated sink

Framed mirror

Ceramic tile shower and walls with glass tile accent

Ceramic floor

Upgraded faucets and fixtures

Linen closet

LAUNDRY ROOM:

Laundry tub with cabinetry below

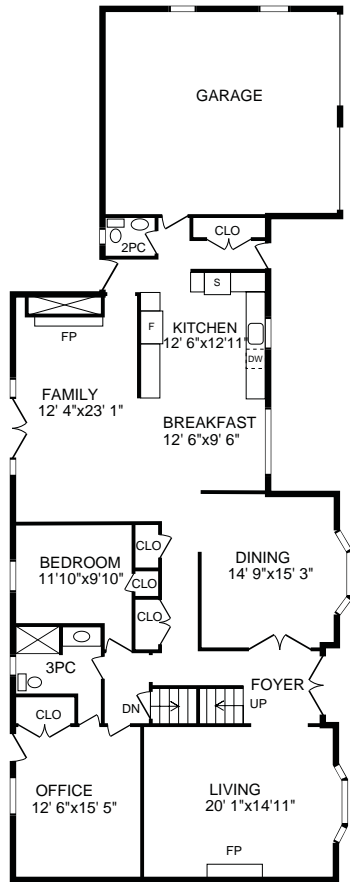
Ceramic tile floor

LG front loading washer and dryer new in 2012

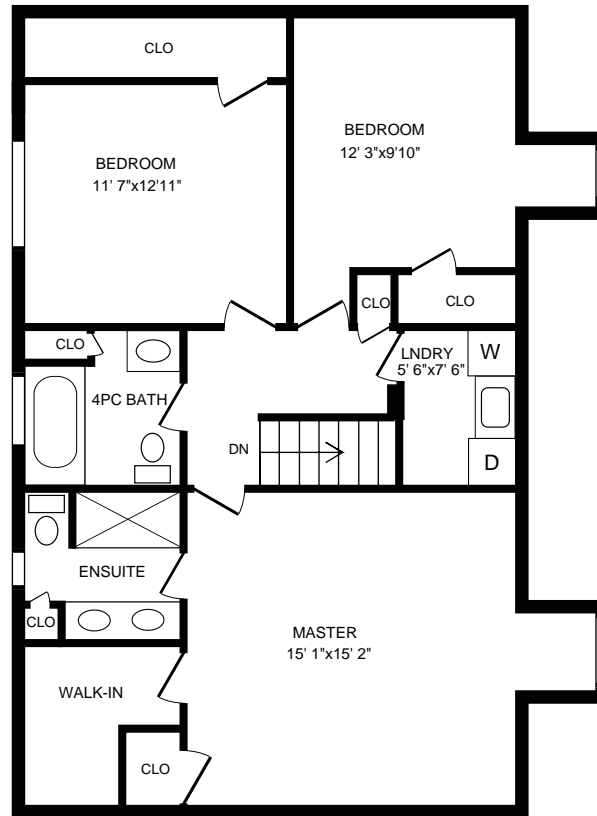




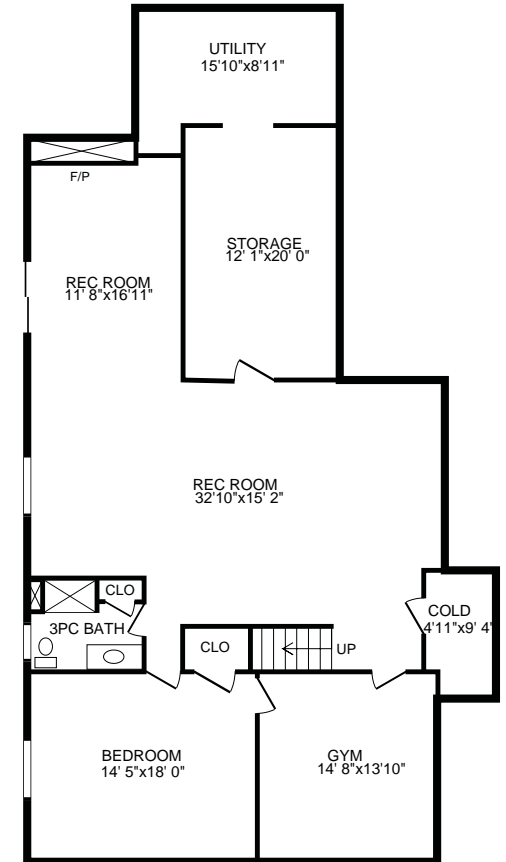




MAIN FLOOR



SECOND FLOOR



BASEMENT

LOWER LEVEL:

RECREATION ROOM

- L-shaped open concept
- Brick wood burning fireplace with wood storage
- Sliding doors to back garden
- California shutters

FIFTH BEDROOM:

- Broadloom
- Halogen lighting
- Walk-in closet
- California shutters

BATHROOM:

- Granite counter with under mount copper sink and matching faucet
- Framed mirror
- Linen closet
- Heated "Sun Torch" flooring system
- Tumbled Travertine shower with glass door
- Tumbled travertine walls and flooring
- California shutters

EXERCISE ROOM:

- Broadloom
- Weight equipment

HUGE STORAGE ROOM

COLD ROOM





SECURITY SYSTEM:

“State of the art” ADT Security system which includes: motion detectors (heat, weight, motion), glass break detection, door contacts, smoke, CO2, and flood detector. Cellular backup.

HEATING:

Forced air gas heating and air conditioning, some electric auxiliary heating

RECENT IMPROVEMENTS

Freshly painted inside and out

New windows in Master Bedroom and second bedroom

California shutters throughout

New broadloom on second floor and main floor

“State of the art “ ADT security system

New garage door openers

New In ground irrigation system in front and side garden

New landscaping in front and back of house

NEIGHBOURHOOD SCHOOLS

Devins Drive Public School (JK to 8) - 70 Devins Drive / 905-727-2022

Our Lady of Grace Catholic School (JK to 8) - Aurora Heights Drive / 905-727-5631

Lester B. Pearson French Immersion (1 to 8) - 15 Odin Cres. / 905-841-3030

Aurora High School (9 to 12) - 155 Wellington St. W / 905-727-3107

St. Maximilian Kolbe Catholic High School (9 to 12) - 278 Wellington St. E / 905-727-5652

St Andrews College (Boy's private school) - 15800 Yonge Street / 905-727-3178

Pickering College (CoEd private school) 16945 Bayview Ave. Newmarket / 905-895-1700

The Country Day School (CoEd Private School) 13415 Dufferin Street King City / 905-833-1220

GOLF CLUBS

Kings Riding Golf Club - ClubLink

King Valley Golf Club - ClubLink

Beacon Hall Golf Club

Magna Golf Club

Summit Golf & Country Club

St. Andrews Valley Golf Course - Public

Westview Golf Course - Public

RACQUET CLUBS

Timberlane Athletic Club

PUBLIC TRANSPORTATION

Go Train

Bus system

PARKS

Summit Park with basketball, tennis courts, soccer field, baseball diamond and playground is across the street

ADDITIONAL INFORMATION

LOT SIZE: 137.99 ft frontage x 165 ft approx. depth

PARKING: attached oversized insulated double garage with ample storage.

TAXES: \$9233.83. 2014

INCLUSIONS:

All electric light fixtures except those listed below, broadloom where laid, Bertazzoni gas stove, b/I Miele Dishwasher, Jenn-Air side by side stainless steel fridge, LG Washer and Dryer (2012), ADT security System, garage door openers, In Ground sprinkler system, Gas burner and related equipment. All Gym equipment (exclude treadmill) ping pong table

EXCLUSION:

All curtains in bedrooms, light fixture in dining room, light fixture in 2nd floor girls bedroom, light fixture in playroom closet, treadmill,

For more information please call
Patricia Eby

Offered For Sale At: \$1,329,000



Presented by:

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