

## 44A Morningside Avenue Home Features

2,859+ Sq Ft Total Living Space  
Detached 4 Level Home Above Grade  
Located Across From Rennie Park  
22.34 Feet Wide X 90 Feet Deep  
1 Car Garage, 1 Car Driveway  
4 Bedrooms, 5 Baths  
2 Laundry Rooms (3rd Level, Lower Level)

### *Home Features*

Paul Dacunha Architect  
Wolf Gas Range 36" with Convection Oven, 6 Burner, Stainless Steel  
Sub Zero Fridge 42" French Door with Bottom Freezer, Stainless Steel  
Miele Dishwasher, Panasonic Microwave In Stainless Steel  
Lower Laundry Room Finished with Square Sink, Quartz Counters, Hanging Cabinet  
Black Marble 'Style' Quartz Countertops and Backsplash  
Kitchen Island with Square Double Sink, Designer Detachable Faucet, Pendant Lighting  
Engineered Hardwood Flooring 7" Wide, Hand Scrapped with Wood Grain Matte Finish  
Solid Oak Wood Entrance Door with Generous Sized Sidelight  
Gas Fireplace in Main Level Living Room, Master Bedroom  
Floating Shelves and Twin Cabinetry, Tiled Fireplace Surround in Living Room  
Contemporary Baseboards and Trims with Modern Block Design  
Benjamin Moore Premium Painting used throughout the home  
Solid Core Interior Doors used throughout the home  
Contemporary Oak Open Riser Stairs with Glass Bannister, Custom Oak Handrails  
Heated Bathroom Floors in Master, 2nd Level and Lower Level  
Two HVAC High Efficiency Gas Furnaces / Central AC Systems with HRV  
'Roughed In' Water Radiant Heated Floor in Lower Level, Garage  
Finished Lower Level (Above Grade) with Direct Entrance to Garage  
Yard with New Sod, Fully Fenced with Privacy Hedges, Gas Line  
Muskoka Stone Exterior Steps, Flagstone Tiles on front entranceway  
Security Cameras installed on exterior  
Premium 'Unilock' Retaining Wall Construction and Design  
New Landscaping including Hedges, Sod, Evergreen Privacy Trees  
'Roughed In' Landscape Garden Lights  
Aluminum Commercial Grade Double Glazed Windows, Custom Sheer Fabric Blinds  
Metal Roofing with Standing Seam Design  
Exterior Stone Cladding with Two Tone Stucco Painting  
Exterior Half Walls Finished in Flagstone and Limestone Top Ledge  
Exterior Accent Potlights on Eavestrough Soffits  
Fibreglass Garage Door in Charcoal Grey with Sidelights, Quiet Motor Opener

### *Additional Details*

Walkout to Yard and Concrete Deck from Living Room

Attractive, Rare 3rd Floor Private Outdoor Terrace overlooking Rennie Park

Exceptional Curb Appeal with Premium Stone / Rock Cladding Materials

Convenient Entry Points to home from Front Entrance, Garage, Rear Entrance