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Detailed Feature List

56 Gould Cres, Beeton

Summary:

Welcome to 56 Gould Crescent in Beeton, a beautifully upgraded and lovingly maintained family home offering space, style, and comfort inside and out. Built by the Sorbara Group in 2018, this detached two-storey sits on a rare 40 x 156 ft. lot backing onto peaceful open fields, in a quiet, family-friendly neighbourhood known for its trails, nearby parks, schools, and easy access to shopping. With approx. 2,050 sq. ft. above grade plus a professionally finished basement, this 4+1 bedroom, 4 bathroom home is completely move-in ready. The main floor features 9ft ceilings, upgraded 24" x 24" tile in the foyer and kitchen, and wide hardwood floors in the dining and living areas. The kitchen includes quartz countertops, tile backsplash, KitchenAid built-in appliances, a centre island with seating, a large pantry cupboard, under-cabinet lighting, and a custom doggie door to the outside. A bright eat-in area leads to the large backyard with a two-tier deck and patio perfect for entertaining and relaxing. The living room includes a cozy gas fireplace and California shutters add a polished touch throughout the main floor. Interior garage access and a 2-pc powder room with wainscoting complete this level. Upstairs, the hardwood hallway leads to 4 carpeted bedrooms. The primary suite offers a walk-in closet and a 5-piece ensuite with soaker tub, glass shower, and private water closet. The main bathroom has a double vanity with a separate toilet and tub area. Laundry is conveniently located on the second floor with Whirlpool appliances. Downstairs, the finished basement features a large rec room with electric fireplace and feature wall, a built-in desk and bar with beverage fridge, a 5th bedroom with storage, and a full custom bathroom with tiled shower. Extras include a fully fenced yard, landscaped front walk, shed on concrete slab, 3-car driveway, and double garage.

PROPERTY

- 40ft x 161ft Lot.
- Fully fenced back yard
- Views of farmers fields and clear east view
- No rear neighbours
- Built in flower beds
- Patio stone walkways

HOUSE

- Two story detached home with finished basement
- Built by Sorbara and Brookfield - Valleyview Neighbourhood
- ~2,052 sqft. plus basement
- Covered front porch ~12ft x 11ft
- All brick exterior

MAIN FLOOR

- 9' ceilings throughout main floor
- Tall doors
- California Shutters throughout
- **FOYER – 5.18' x 8.07'**
 - 24" x 24" Porcelain floor
 - Double front door
 - Coat closet
 - **TWO-PIECE BATH** - updated vanity, wainscoting, backlit mirror, 24" tile, one piece toilet
- **KITCHEN – 16.99' x 12.43'**
 - 24" x 24" Porcelain tile floor
 - Frigidaire Gallery refrigerator with ice and water
 - KitchenAid stove, dishwasher, built in microwave and range hood
 - Tile back splash
 - Quartz countertops

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- **KITCHEN – 16.99' x 12.43'**
 - Glass front display wall cabinets
 - Pantry cupboards
 - Undercabinet lighting
 - Built in doggy door
 - Island with bar seating
 - Pot lights
 - Walk out to rear deck and yard
 - **Open concept**
 - Garage walkout with hall double door closet
- **DINING AREA – 12.07' x 14.73'**
 - Wide plank hardwood floor
 - Pot lights
- **LIVING ROOM – 12.73' x 12.4'**
 - Wide plank hardwood floor
 - Gas fireplace with wood mantel
 - Ceiling fan
 - Northeast view
 - Open concept

SECOND FLOOR

- Hall closet
- Wide plank hardwood floor hallway
- Wood staircase with carpet runner
- **PRINCIPAL BEDROOM – 14.01' x 13.68'**
 - Carpet
 - Tray ceiling
 - Ceiling fan
 - East view
 - Walk in closet with organizer
 - **ENSUITE – double vanity, soaker tub, separate shower with glass door. Private toilet room, one piece toilet. Porcelain floors.**
- **SECOND BEDROOM – 9.42' x 11.09'**
 - Carpet
 - Double door closet
 - North views
- **THIRD BEDROOM – 11.09' x 10.2'**
 - Carpet
 - Single door closet with built in drawers
 - Northwest views
- **FOURTH BEDROOM – 11.91' x 9.94'**
 - Carpet
 - Double door closet
 - West view

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- **LAUNDRY ROOM – 8.43' x 5.64'**
 - Porcelain tile floor
 - Whirlpool washer and dryer
 - Sink with cabinet
 - Wall cabinets
- **MAIN BATHROOM**
 - Porcelain floor
 - Five piece
 - Double vanity
 - One piece toilet
 - Tub shower combo
 - Private toilet room & shower room

BASEMENT

- Professionally finished
- Wide plank vinyl floor with subfloor throughout
- **RECREATION ROOM AREA – 15.32' x 14.11'**
 - Wide plank vinyl floor
 - Shiplap feature wall
 - Built in computer desk
 - Electric Napoleon fireplace
 - Built in bar area with built in Costway bar fridge
 - Built in drawers and shelves
- **FIFTH BEDROOM – 12.76' x 12.83'**
 - Wide plank vinyl floor
 - Barn door
 - Two below grade windows
 - Closet under the stairs
- **BASEMENT BATHROOM**
 - Wide plank vinyl floor
 - One piece toilet
 - Custom shower with handheld wand
 - Rainfall shower head
- **MACHANICAL ROOM – 3.28' x 3.28'**
 - Keeprite gas two stage furnace with humidifier
 - Goodman AC
 - Gas water heater (Enercare rental)
 - Venmar HRV
 - 100-amp breaker panel
 - Sump pump with battery backup

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GARAGE – 17' 10" x 19' 9"

- Two car
- 10ft ceiling
- 8ft wide x 7'10" tall doors
- Drywall and insulated

REAR YARD

- Two tier rear deck
 - Upper level ~ 12' x 27'
 - Lower level ~13' x 12'
- Patio area ~10' x 19' paver stone
- Rear composite shed ~8' x 11'
 - Concrete pad ~9' X 15'
- Paver stone side yard walkway
- Fully fenced
- Hot tub (as is)
- Raised garden bed
- Clear east view of farmers fields
- No rear neighbours

SERVICING

- Enbridge Gas

INCLUSIONS

- All window coverings.
- Frigidaire gallery refrigerator with ice and water
- KitchenAid stove, dishwasher, built in microwave and range hood
- Whirlpool washer and dryer
- Costway bar fridge

EXCLUSIONS

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RENTALS

- Hot Water Heater – Enercare \$55 + HST.