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Detailed Feature List

9 Webb Trail, Tottenham

Summary:

Welcome to the Bridgeport model, offering 2,603 sq ft of living space on a premium 49 x 131 ft lot in a quiet, sought-after Tottenham neighbourhood. Set on the south side of a low-traffic street, this all-brick home features a double car garage, four-car paved driveway, covered front porch, exterior soffit lighting, and a fenced backyard with mature trees offering added privacy.

Inside, you'll find hardwood and tile flooring throughout, along with California shutters on every window. The main floor includes a spacious foyer, formal dining/living room with coffered ceiling, and a separate breakfast area with a window seat. The kitchen is equipped with quartz countertops, a center island with flush breakfast bar, cabinetry with crown and skirt molding, and a custom tile backsplash. A garden door walkout leads to the backyard. The great room features a gas fireplace and upgraded waffle ceiling. A main floor powder room and a mudroom with garage access and separate storage area complete the layout.

Upstairs offers four generously sized bedrooms with hardwood floors and double door closets. The primary bedroom includes a tray ceiling, walk-in closet, second closet, and a large ensuite with double sink vanity, framed glass shower, and freestanding tub. A full main bathroom and second-floor laundry add convenience.

The unfinished basement includes a rough-in for a bathroom, three above-grade windows, a cold room, tankless water heater, water softener, and central vacuum.

PROPERTY

- ~49ft x 130ft premium lot

HOUSE

- Two story detached home
- ~2,603 sqft.
- Covered front porch
- All brick exterior
- Soffit lighting
- Upgraded interior lighting throughout

MAIN FLOOR

- 9' ceilings throughout main floor
- California shutters through out
- **FOYER – 9.12' x 7.87'**
 - Porcelain floor
 - Double closet door
- **KITCHEN – 9.77' x 15.87'**
 - Porcelain tile floor
 - Cabinets with skirt and crown moulding
 - Walk out to rear yard
 - Samsung refrigerator with water 'as is'
 - Built in Samsung Microwave, Samsung dishwasher, Samsung stove
 - Tile back splash
 - Quartz countertops
 - Island with sink and seating and pendant lighting
 - Reverse osmosis water 'as is'
- **EAT IN/ BREAKFAST AREA – 8.85' x 15.58'**
 - South views
 - Porcelain floors
 - Window seat
 - Open concept
 - **TWO-PIECE BATH – porcelain floor**

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- **LIVING/DINING AREA – 9.87' x 18.99'**
 - Hardwood floor
 - Coffered ceiling
 - Crown moulding
 - Northeast views
- **GREAT ROOM – 17.84' x 11.77'**
 - Hardwood floor
 - Waffle ceiling
 - Pot lights
 - Gas fireplace
 - Southview
- **MUDROOM**
 - Porcelain floor
 - Double door closet
 - Walk out to garage

SECOND FLOOR

- Hall linen closet
- California shutters through out
- **PRINCIPAL BEDROOM – 16.86' x 17.91'**
 - Hardwood floor
 - Tray ceiling
 - South view
 - Second double door closet
 - Walk in closet
 - **ENSUITE – double sink vanity, free standing tub, framed glass shower. Porcelain floors.**
- **SECOND BEDROOM – 11.58' x 12.92'**
 - Hardwood floor
 - Double door closet
 - North views
- **THIRD BEDROOM – 10.82' x 10.99'**
 - Hardwood floor
 - Double door closet
 - North views
- **FOURTH BEDROOM – 10.85' x 10.89'**
 - Hardwood floor
 - Double door closet
 - East views
- **LAUNDRY ROOM – 7.90' x 5.90'**
 - Porcelain tile floor
 - Samsung washer and dryer 'as is'
 - Laundry sink
 - Shiplap wall
 - Wall cabinets

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- **MAIN BATHROOM**

- Porcelain floor
- Tub shower combo
- North view

BASEMENT

- Furnace 'as is' – Goodman
- HRV - Aldes
- Water softener – Owned
- Tankless water heater - Rinnai
- Cold room
- Central vacuum
- 100 amp breaker panel
- Three above grade windows
- Roughed in bathroom

GARAGE – 19.81' x 18.99'

- Two car parking
- ~10ft ceiling
- Garage door openers
- Storage area

REAR YARD

- Fully fenced

INCLUSIONS

- All window coverings
- Appliances 'as is'
- Samsung refrigerator with water 'as is'
- Built-in Samsung microwave
- Samsung dishwasher
- Samsung stove
- Samsung washer & dryer
- Garage door openers with remote

EXCLUSIONS

- Nest thermostat
- Smart doorbell
- Google Hub (foyer)
- Exterior garage camera

RENTALS

- Tankless Water Heater – Vista Services - \$49.95 + HST.