

advantage  PLUS  
REALTY CORP. BROKERAGE

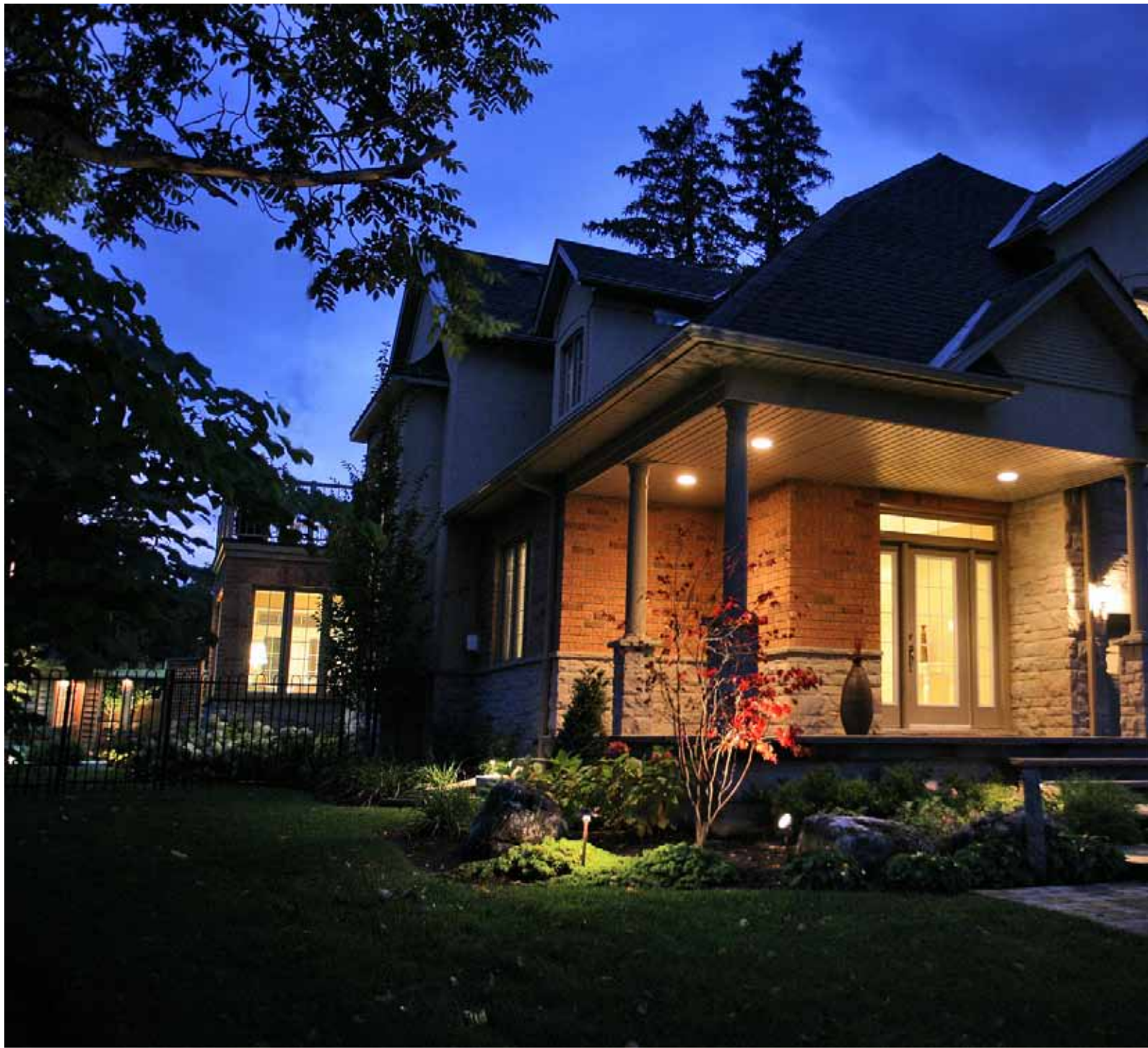
*2537 Ridgeside Lane*



*A Dream Home*

*A Dream Location*

ADAM CAMPBELL, BROKER OF RECORD  
ADVANTAGE PLUS REALTY CORP., BROKERAGE



*A Special Place in Bronte*



## New Horizon Custom Home:

- A custom built home on a private lane.
- Irregular Lot siding onto Bronte Creek ravine.
- Unparalleled vistas of woodland and the creek.
- Landscaped front and back with a fabulous, private back yard.
- Salt water pool and hot tub included!
- A fabulous kitchen, designed for convenience and efficiency.
- Attention has been given to detail design and decoration throughout.
- Located in fast evolving Bronte Village - West Oakville.
- Lake Ontario, Bronte Harbour and Bronte Village, stores, restaurants etc. just "down the road".
- Numerous services, amenities, public and private schools, and transportation all within easy reach.



*A Family Home*

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*The Principal Rooms*



## Main Floor

### The Great Room

- An unbelievable Great Room with literally a wall of windows and an 18' ceiling.
- Crown moulding.
- Elegant framing & trim.
- Hardwood floors throughout
- Pot lights and fireplace.

### Dining Room

- Hardwood floors.
- Multiple windows.
- Crown moulding and upgraded trim.



### Office/Library

- French doors.
- Hardwood floor.
- Pot lights.
- Plantation shutters.



*The Kitchen, Dinette and Sun Room*



## Main Floor

### Kitchen

- Granite counter tops & island.
- Stainless Steel appliances.
- Hardwood floor.
- Antique finish, solid wood cabinetry.
- Under-valence counter lighting.
- Tiled backsplash.

### Dinette

- Large family dinette area.
- French Doors leading to deck overlooking pool.
- Hardwood floor.

### Sun Room

- Lovely Sun room addition.
- French Doors leading to deck overlooking pool.
- Hardwood floor

### Laundry

- Upgraded washer & dryer.
- Internal entry to garage.





*The Upper Floor*



# Upper Floor

## Master Suite

- French doors to a 10' x 13' balcony, overlooking the ravine.
- Double door entry.
- Large walk-in closet.
- Sitting area.
- Large windows with plantation shutters

## Master Ensuite

- 5-piece ensuite bathroom.
- Separate seamless glass shower stall.
- Large Jacuzzi tub
- Two separate sinks on individual vanities.
- Granite counters



## Bedrooms

- 2nd Bedroom offers full 3 piece ensuite.
- 3rd and 4th Bedrooms share another 4 piece bath.
- All bedrooms have hardwood flooring.



## Main Bathroom

- Four piece bathroom.
- All bathrooms feature granite counters and premium finishes.



- A 3 piece bathroom with a shower/steam room.

*The Lower Level*

# The Lower Level

## Family Room

- A "media" room".
- Built-in cabinetry.
- Top end dark wood laminate flooring.
- Gas Fireplace.

## Bar/Recreation Room

- Custom built "wet" bar.
- A games room, party room or exercise room.

## Office or Bedroom

- A Bedroom?, An office? Your choice.
- A bright, large window.

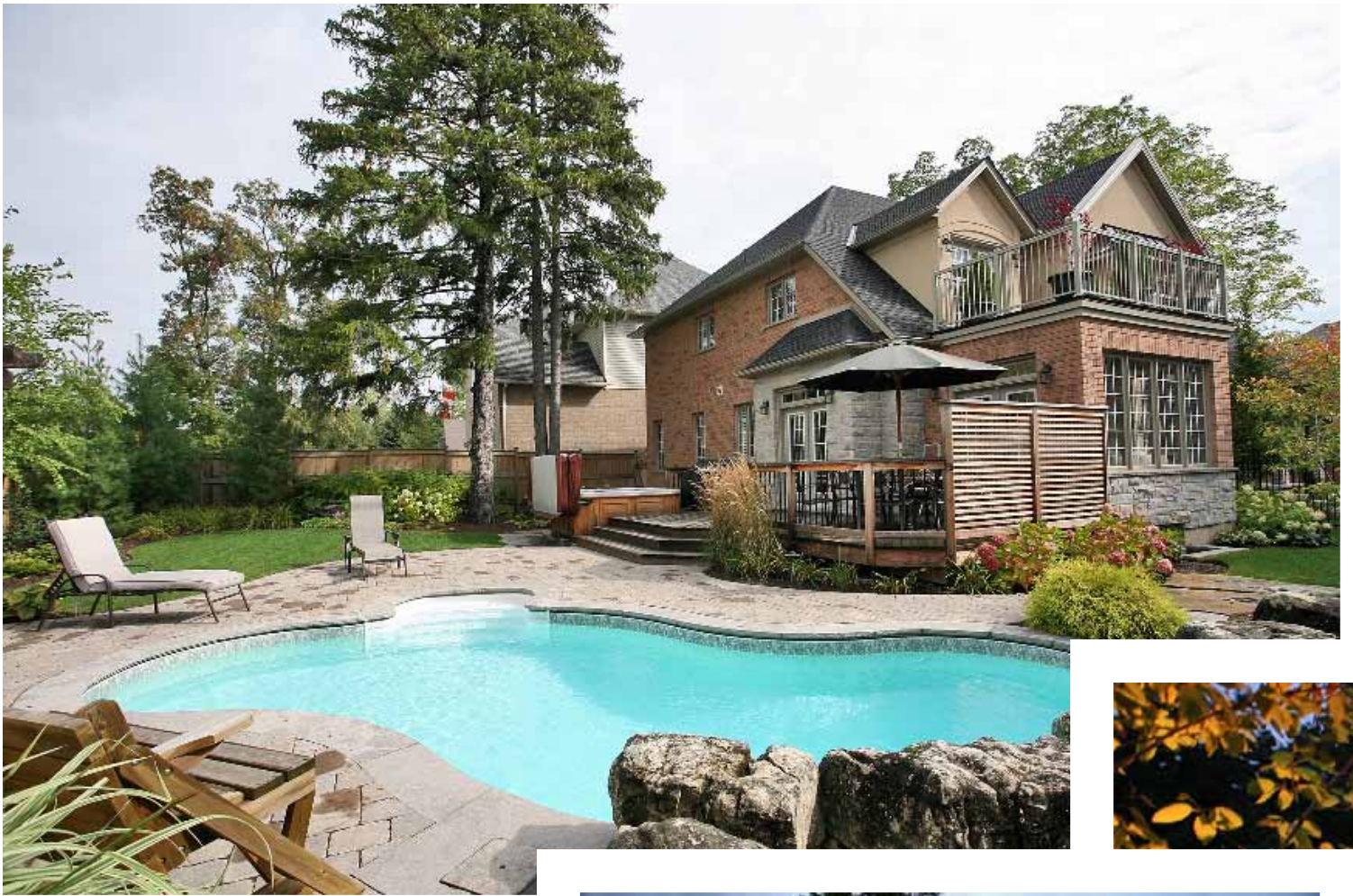
## Hobby Room, Work Shop

- Ample space for benches and power tools.
- Re-finish for use of choice.

## Storage

- A large storage room with shelving plus a cold room.





*The Garden*



## The Garden

- A fully fenced garden.
- A beautiful in-ground, heated Salt Water pool.
- Tumbled stone patio and pool deck.
- Cabana and shade areas.
- Oversized sun deck.
- Fully landscaped with extensive use of perennial plants..
- Sprinkler system
- Night lighting throughout.

And

- A Salt Water. Artic Spa, (seats 7).



Lot Size:

59.06x144.55x73.10x143.24ft  
IRREG

# Room Dimensions

## Main Level

Great Room	6.62m x 4.61m	21' 8" x 15' 1"
Dining Room	4.13m x 5.19m	13' 6" x 17' 0"
Kitchen	3.56m x 4.28m	11' 8" x 14' 0"
Dinette/Breakfast Area	3.00m x 4.86m	9' 10" x 15' 11"
Office/Library	3.00m x 3.45m	9' 10" x 11' 3"
Sun Room	3.70m x 3.63m	12' 1" x 11' 10"
Laundry	2.65m x 2.10m	8' 8" x 6' 10"

## Upper Level

Master Suite	7.55m x 4.20m	24' 9" x 13' 9"
Bedroom #2	3.09m x 3.88m	10' 1" x 12' 8"
Bedroom #3	3.03m x 3.98m	9' 11" x 13' 0"
Bedroom #4	3.07m x 3.91m	10' 0" x 12' 9"

## Lower Level

Family Room	5.92m x 4.27m	19' 5" x 14' 0"
Bar/Games Room	6.23m x 4.00m	20' 5" x 13' 1"
Office/Den	3.31m x 3.43m	10' 10" x 11' 3"
Other - Workshop/Hobby shop	4.00m x 4.00m	13' 1" x 13' 1"
Other - Storage	4.45m x 4.35m	14' 7" x 14' 3"

## Bathrooms

Master Ensuite	5 Piece
Bedroom 2 Ensuite	3 Piece
Main Bathroom	4 Piece
Main Level Powder Room	2 Piece
Lower Level Bathroom	3 Piece

## Legal Description: BLOCK 15, LOT 14, PLAN 20M892,

All information contained herein has been provided by the Seller. To the best of his knowledge it is deemed accurate but is not guaranteed by Advantage Plus Realty Corp., Brokerage. All dimensions are approximate.

## Inclusions:

Stainless Steel Fridge, Stove, B.I.  
D/W, Top of the line LG Washer/  
Dryer.  
Internal vacuum system.  
Security system.  
Custom shutters.  
Artic Spa Hot Tub  
All Pool Equipment

## Exclusions:

Stereo equipment in Lower Level,  
Plasma TV.

## Rentals:

Water heater.

*Details*

# Summary of Features

## Interior

- Hardwood floors on both main and upper levels.
- Home office with French Doors.
- 9' & 18' ceiling heights.
- Windows, Window, Windows.
- Unbelievable great room with literally a wall of windows and 18' ceilings.
- Incredible kitchen featuring antique finish solid wood cabinetry, granite counter tops & island, Stainless Steel appliances & French Doors leading to Deck O/L pool.
- Lovely Sun room addition with a 2nd set of French Doors leading to deck & pool.
- Solid Oak Staircase.
- Separate Formal Dining Room.
- Main Floor Laundry with upgrades Washer & Dryer with direct access to double car garage.
- 200 amp service.

## Upper Level

- Hardwood floors in upper hallway and all bedrooms.
- Sumptuous master bedroom featuring an incredible 5 piece ensuite with his and her vanities with granite counters, a separate seamless glass shower and large Jacuzzi tub. MBR also features is a gorgeous 2nd level sun deck O/L ravine.
- 2nd Bedroom offers full 3 piece ensuite.
- 3rd and 4th Bedrooms share another 4 piece bath.
- All baths feature granite counters and premium finishes.

## Lower Level

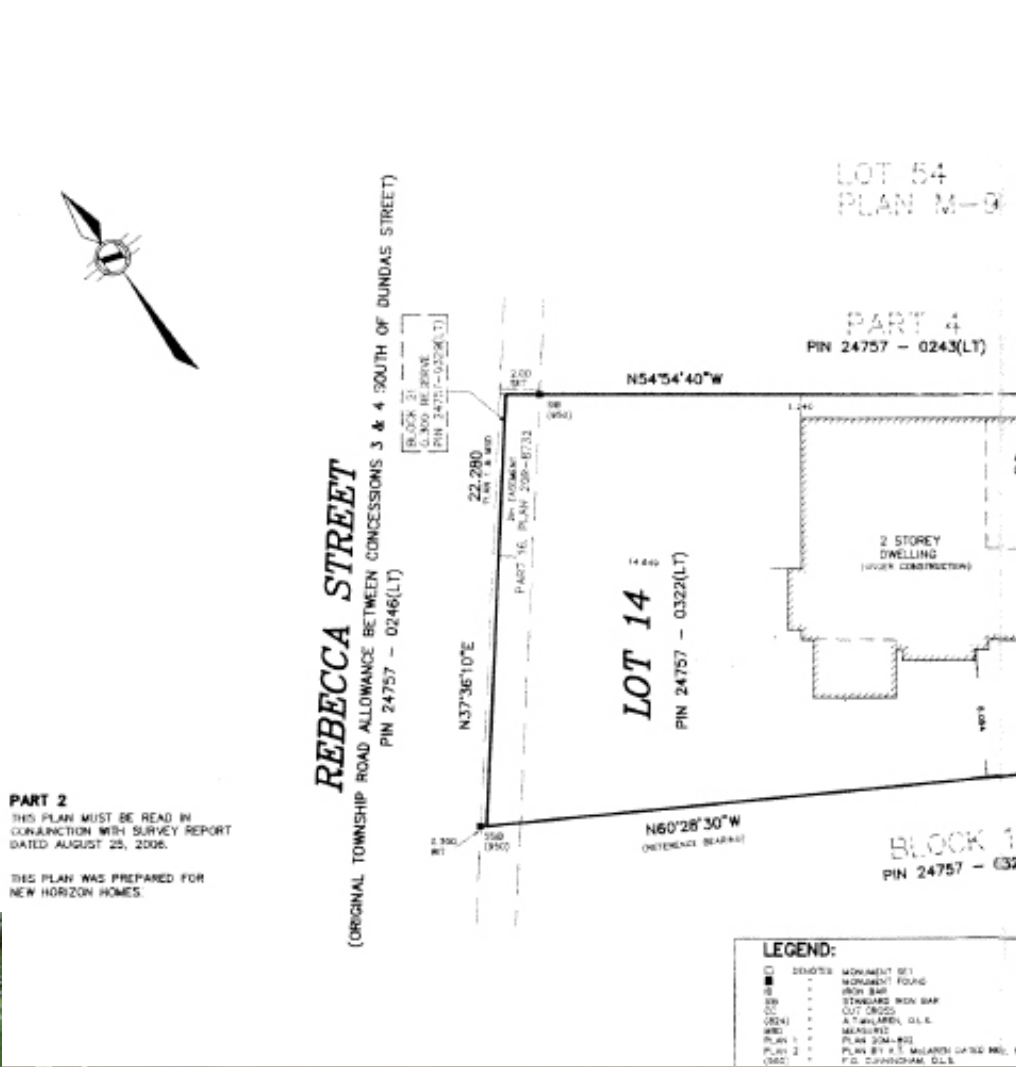
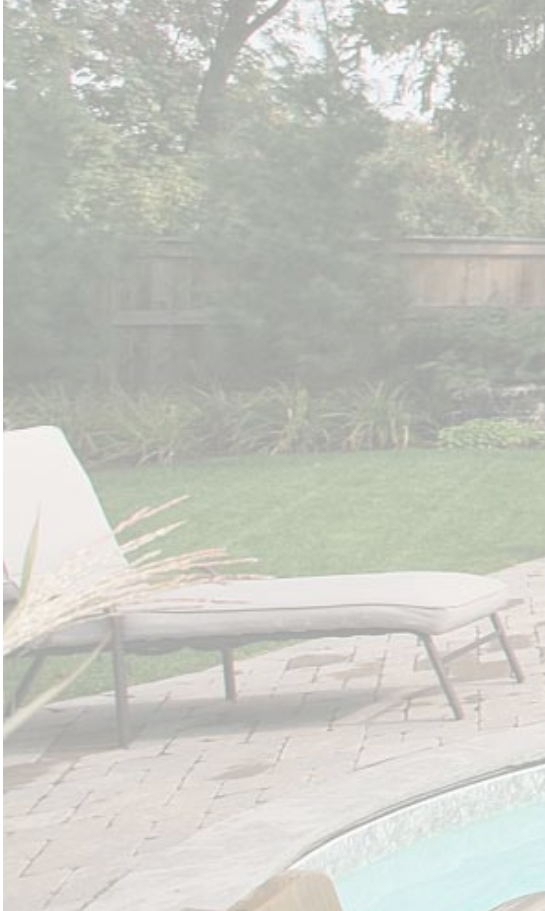
- 1,100' finished basement – fitness, office, media room, workshop.
- Stunning finishes featuring top end dark wood laminates.
- Custom wet bar & Entertainment unit and B.I. shelving and gas fireplace.
- Stunning 3 piece with Steam Room/Shower.
- Private office or 5th bedroom.
- Huge hobby room or workshop.
- Work-out area.
- Large Storage room offering an abundance of storage space.

## Exterior

- Private Secluded Laneway.
- Professional landscaping including stunning entrance with Custom flagstone oversized covered porch and stairs.
- Back yard is Muskoka theme.
- Exposure faces the Bronte Creek ravine.
- Inground Pool – Salt Water.
- Arctic Spa Hot Tub (7 people) – Salt Water.
- Outdoor lighting package.
- Inground sprinkler system.
- Extremely private yard.
- Large custom Cabana.
- 5 minute walk to Bronte Harbour and Bronte Village.



**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1, PLAN OF  
**LOT 14 AND BLOCK 15**  
 PLAN 20M-892  
 TOWNSHIP OF OAKVILLE  
 SCALE: 1:200 metres  
 A. McLAREN, O.L.S. - 2006



**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED AUGUST 25, 2006.  
 THIS PLAN WAS PREPARED FOR NEW HORIZON HOMES.

*The Property*

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1620630



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBROSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN CONFORMANCE WITH  
REGULATION 1276, SECTION 29(12)

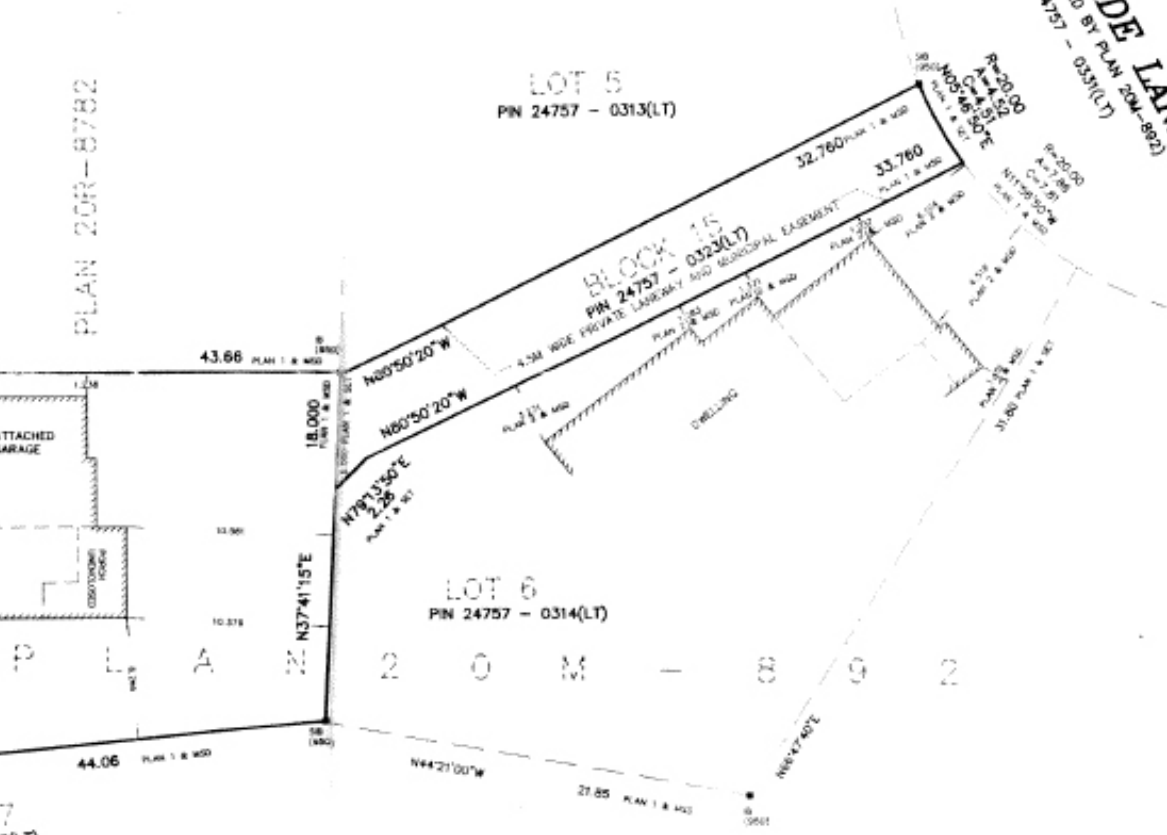
**RIDGESIDE LANE**  
(ESTABLISHED BY PLAN 204-892)  
PIN 24757 - 0331(LT)

**LOT 5**  
PIN 24757 - 0313(LT)

**LOT 6**  
PIN 24757 - 0314(LT)

**BLOCK 15**  
PIN 24757 - 0323(LT)

PLAN 20R-8782



**BEARING NOTE:**  
BEARINGS ARE ASTROMOMIC AND ARE  
REFERRED TO THE SOUTHERLY LIMIT OF  
LOT 14 AS SHOWN ON PLAN 20M-892  
AS BEING N83°25'30\"/>E.

**METRIC NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE:**  
1. CERTIFY THAT  
2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM  
3. THE SURVEY WAS COMPLETED ON THE 10th DAY OF AUGUST, 2006

AUGUST 25, 2006  
DATE

S. D. MAJAREK, O.L.S.



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