



# 157 LYNDSAY LANE



Thanks for viewing this property! Please take a flyer with you.

# PROPERTY OVERVIEW

Original design where every detail was carefully selected and quality crafted. This private property at 157 Lyndsay Lane sits on approx 2 acres of land with almost 4000 SQ feet of living space and breathtaking water views of the Head Pond.

Entertain in grand style in the open main living area that is highlighted by the Avondale kitchen with premium finishes and fixtures including soft close doors and drawers, under-mount cast iron farm sink, high-end Kitchen Aid appliances, walk-in pantry, and includes an eat-in breakfast table area plus kitchen breakfast bar peninsula. Enjoy gatherings in the spacious living room graced by custom-built shelving, a propane fireplace, and access to the 1400 sq ft wrap-around deck with glass railing permitting unobstructed views of the river. Adjacent to the kitchen is a huge formal dining room with access to a covered area on the deck. A half bath and office complete this floor.

Upstairs you will find the main bath, laundry, and 4 spacious bedrooms with the primary complete with a walk-in closet, a dressing room with built-in vanity, and 4 piece ensuite with a glass door shower and large tub. The primary also features a wall of windows with incredible river views and sunrises. The lower level boasts a massive rec room with a wood stove, half bath, 5th bedroom, storage space, and workshop with glass garage door access to the back yard. The construction of this home took every detail into consideration and it shows.

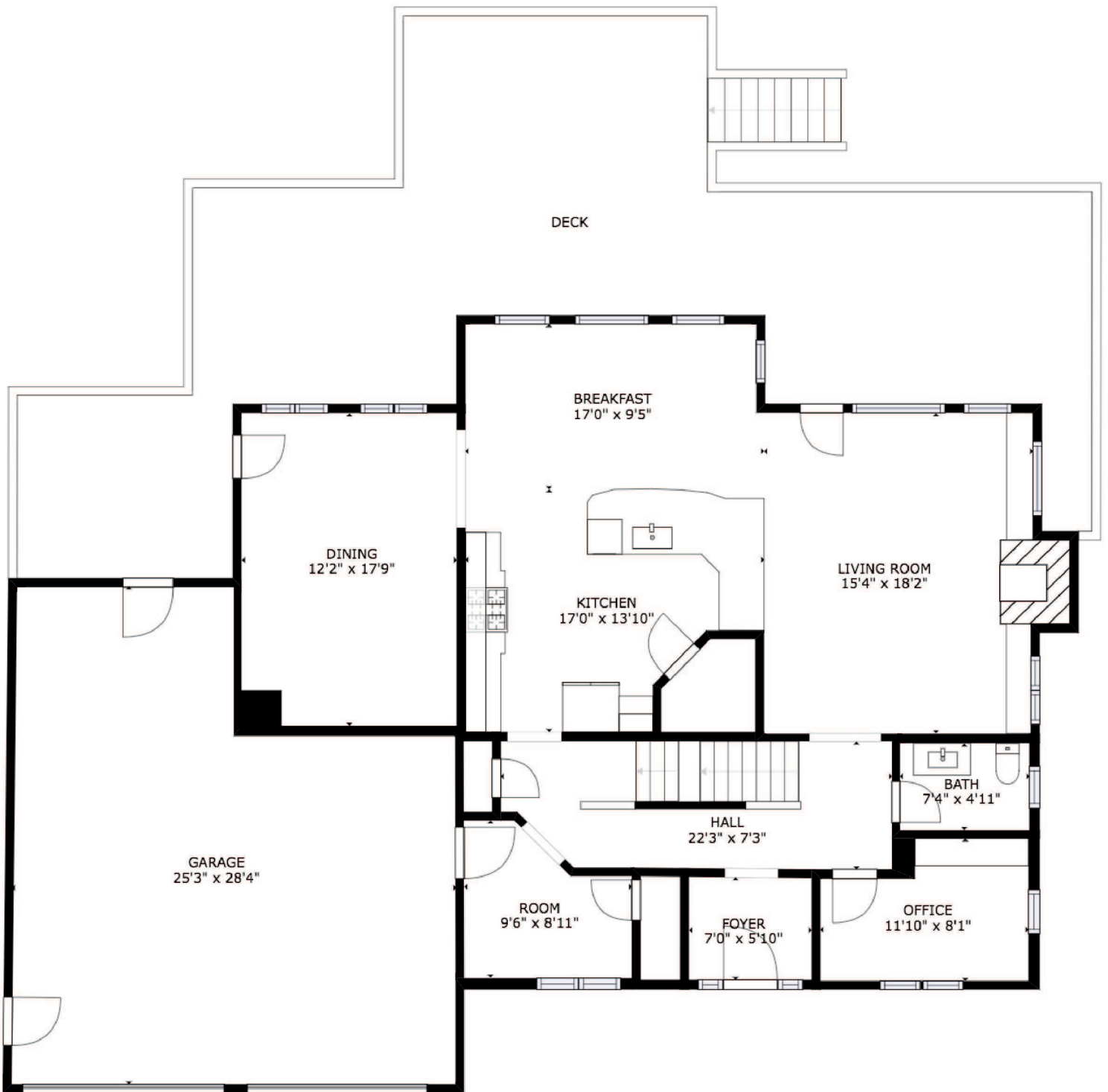


## UPDATES & FEATURES

- ✓ 1400sqft wraparound, multi-level deck
- ✓ East coast style cedar shingle siding
- ✓ 25yr warranty on colour and 30yr on shingles
- ✓ Built-in, wired backup generator panel
- ✓ Avondale kitchen cabinetry
- ✓ Upgraded designer tiles in bathrooms/foyer
- ✓ ICF foundation with 2in of underfloor foam
- ✓ High-efficiency, lifetime Kohler windows
- ✓ Designed for optimal passive solar efficiency
- ✓ Upstairs laundry room with dual access points
- ✓ Two stage, two zone ducted heated pump
- ✓ High-end Kitchen Aid appliances
- ✓ Walkout basement with studio/additional bedroom
- ✓ Large wood stove rated for 3000sqft



# Main Level



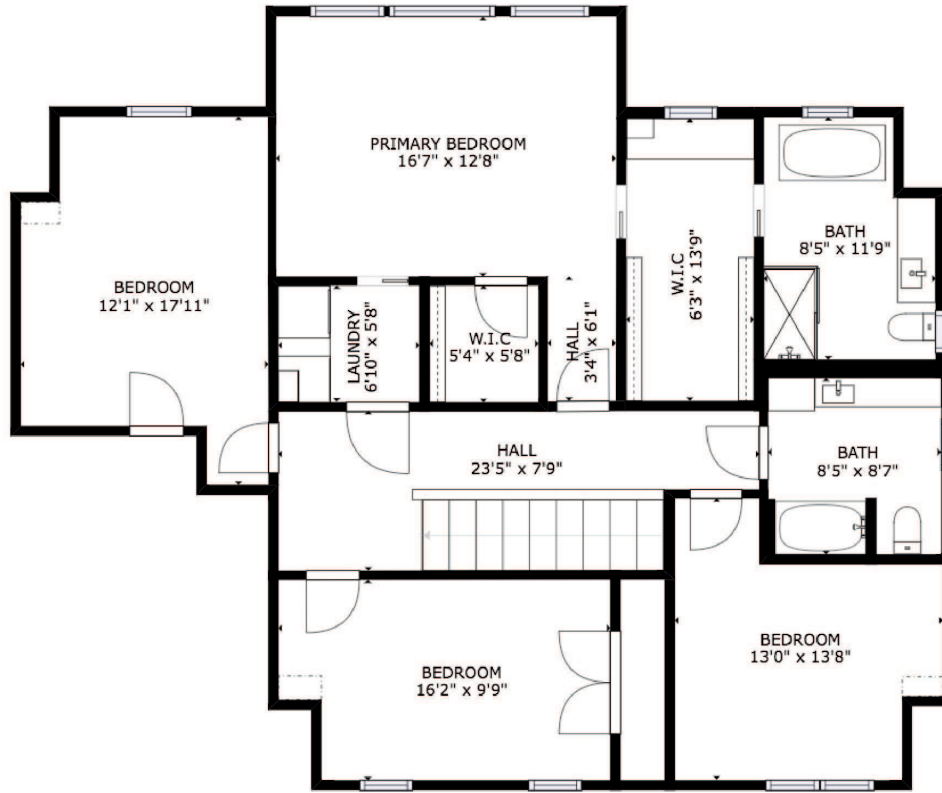
FLOOR 2



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# Second Level



FLOOR 3

# Lower Level




FLOOR 1





# THE Right Choice REALTY

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Listed with Dave Watt of The Right Choice Realty  
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