



# 83 STONEHILL LANE

MLS® #: NB107410



# WELCOME

---

## T O Y O U R N E W H O M E

This stunning estate at 83 Stonehill Lane redefines high-end living, where every corner feels like your personal concierge designed it. This home is located in the prestigious West Hills and is just steps away from the West Hills Golf Course.

Perfectly designed to impress, the expansive entryway flows effortlessly into the heart of the home, setting the tone for the sophisticated spaces that await. The kitchen is a chef's dream, with professional-grade appliances, stone backsplash, iron and glass cabinets, a massive central island, and a separate butler's pantry.

The open-concept design flows seamlessly into the expansive living room highlighted by a 20 high ceiling. Warm up in style with the stunning double-sided propane fireplace, the ultimate blend of elegance and functionality. This modern feature serves as a focal point, offering a cozy ambiance and warmth to two distinct areas at once. Whether you're enjoying a quiet evening in the living room or hosting dinner in the adjoining space, the glow of the fire adds a touch of luxury and comfort to both sides.

When it's time for some real R&R, retreat to your main-level primary suite private oasis with a walk-in closet and a spa-like ensuite. A sleek floating staircase leads you to the second level where you will find three more bedrooms, two bathrooms, and a spacious loft area with a wet bar. Entertain in style in the covered back porch area equipped with an outdoor kitchen and fireplace. This isn't just a home; it's a lifestyle upgrade.









## STUNNING KITCHEN

Straight out of a magazine! The kitchen is the ideal gathering place for friends and family. An extraordinary island with bar seating frames the back wall that features glass cabinets, custom rangehood, and a full butler's pantry.



## COMPLETE LUXURY

Black accents throughout include the aluminum windows, and 20' ceilings in the living room. A double-sided fireplace separates the living and dining areas. This space takes the modern farmhouse aesthetic to another level!

## OUTDOOR LIVING

Enjoy year-round outdoor comfort in a unique heated lanai with a complete outdoor kitchen, dining space, and living room with a propane fireplace. It's everything you need to spend the entire day and evening outside.



## PERFECT LOCATION

Located on a quiet street in the sought-after neighbourhood of West Hill, an ideal location for a growing family. A short drive or bike ride gets you to all major amenities including the Golf Course.



## Lanai

- Mag panel ceilings
- Full kitchen with concrete counter
- Bonus storage
- Veito infrared heater
- Propane fireplace (can be connected to main supply)
- Plans for backyard pool

## Kitchen

- High-grade quartz countertops
- Custom iron & glass cabinets
- Grout washed stone backsplash
- Outdoor-vented rangehood
- Shaker-style custom cabinets
- Built-in induction stove top
- Wall-mounted oven & microwave

## Primary Bedroom

- Roxul insulation in wall for added noise reduction
- 17ft vaulted ceiling w/beams
- Ductless heat pump

## Living Room

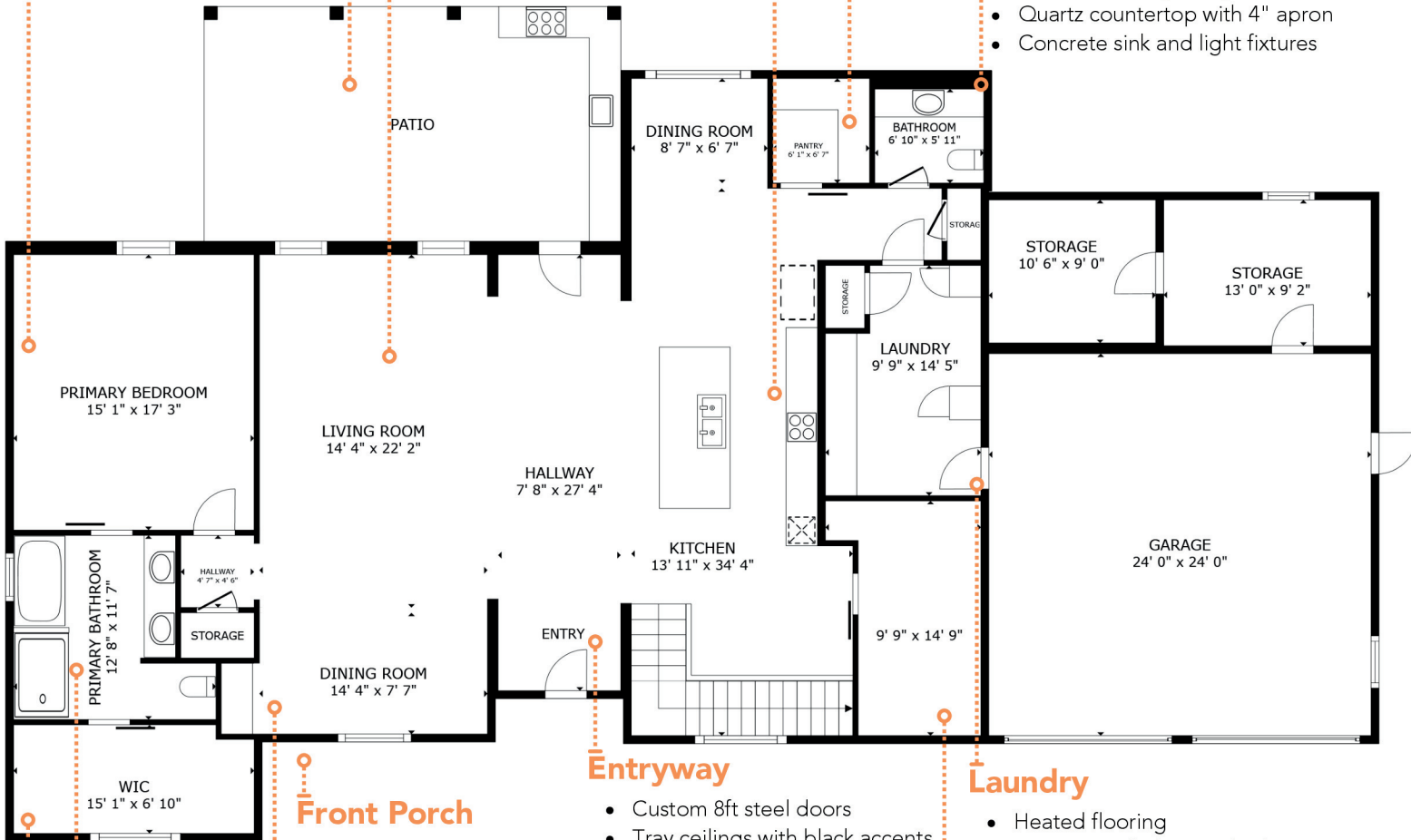
- Engineered oak hardwood floor
- 20ft ceiling with black shiplap
- High-end double-glazed aluminum windows
- Lutron smart light switches

## Butler's Pantry

- Perfect for small appliances
- Power outlets
- Butcher block counter

## Bathroom

- Custom floating vanity
- Quartz countertop with 4" apron
- Concrete sink and light fixtures



## Front Porch

- Concrete and stone
- Mag panel ceiling

## Dining Room

- 67" Napoleon Luxuria propane fireplace
- Dry bar with grout wash stone backsplash

## Ensuite Bathroom

- Heated flooring
- Custom floating vanity
- Quartz countertop with 8" backsplash
- 5' black soaker tub
- 10' euro-style glass and tile shower

## Dressing Room

- Heated flooring
- Custom built-in shelving

## Entryway

- Custom 8ft steel doors
- Tray ceilings with black accents
- Black herringbone tile
- Tech Steel floating staircase
- Birch treads with iron rails

## Laundry

- Heated flooring
- Custom, well-designed cabinetry
- Lots of added storage

## Home Office

- Floating bamboo desktop
- Well-positioned outlets
- Home to hybrid heat pump water heater



# UPPER LEVEL

## Features and Highlights



### Bathroom

- Shared "Jack & Jill" Bathroom
- Pocket door divided space
- Shiplap backsplash & ceiling
- Quartz countertop

### Ensuite Bathroom

- Teak & glass steam shower with custom control and jets
- Quartz countertop
- 4ft oversized acrylic sink
- Mirror with built-in LED lights

### Loft

- Gimbal potlights
- Laminate flooring
- Wet bar with hammered black sink
- Wall mount for TV with hidden wires





SCAN HERE TO TAKE  
A VIRTUAL TOUR



GROSS INTERNAL AREA  
FLOOR 1 2,389 sq.ft. FLOOR 2 1,106 sq.ft.  
EXCLUDED AREAS : GARAGE 575 sq.ft. PATIO 385 sq.ft.  
TOTAL : 3,495 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[www.therightchoicerealty.ca](http://www.therightchoicerealty.ca)

This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents