

Most Luxurious & Secluded Townhouse unit at this Tridel Built Bamburgh Gate gated community with 24/7 security & dedicated guardhouse!! Rarely appearing on the market, this unit, nestled within the garden, boasts an unobstructed garden/pond view, and showcases over \$200K worth of luxurious upgrades. Every detail in this exceptional 3+1 Bedroom, nearly 2000 sq ft, 3 storey unit, has been meticulously crafted to create a luxurious space that stands out from the rest. Two spacious balconies offer breathtaking garden views, providing the perfect outdoor retreat for relaxation and enjoyment. Easy access to great amenities such as indoor pool, gym room, billiard room and much more

At the best location, enjoying both nature and convenience. Next to L'Amoreaux North Park with scenic trail of pond & forest, Sports Arena, Community Centre, Dog & Kidstown Park & top-ranked schools; A few minutes' walk to a large new plaza featuring Starbucks, the GTA's largest Asian supermarket open 24/7, a wide range of top-rated restaurants, Rona, and a medical office building. Just minutes away from Highway 401, golf courses, Milliken GO Station, and Pacific Mall.

Premium upgrades include:

- **\$100K American Walnut Solid Wood Flooring:** Crafted in the USA, spanning three floors and stairs, paired with high-quality Soundproof glue-down Underlayment for enhanced tranquility.

- **\$50K Kitchen & Foyer Renovation:** Italian Travertine natural stone tiles adorning the foyer, main floor stairway, and kitchen. Norwegian Blue Pearl natural Granite Countertops, complemented by a Spanish Crema Marfil Marble Mosaic Kitchen Backsplash. Equipped with pot lights, stainless steel appliances, and an R/O water filter system renowned for its ability to provide security against contaminations, ensuring clean and safe drinking water.

- **\$50K SPA-like Master Bathroom Renovation:** Indulge in relaxation with Natural Honed Slate wall and floor tiles, a frameless glass door shower featuring a premium rain shower system. Custom mirror walls, pot lights, Norwegian Blue Pearl granite countertop, Toto 1-piece Toilet, and high-quality satin finish faucet & fixtures elevate the experience. Plus, indulge in the comfort of oversized SPA hot tub easily fitting a couple.

- **\$20K Additional Renovations:** Upgraded powder room and 3rd-floor bathroom boasting Italian travertine natural stone tiles, wooden vanities with marble tops, updated toilets, and lighting fixtures with dimmers.

- **New AC Unit and Heating System:** Stay comfortable year-round with a brand-new AC unit and heating system. (2022)