
253 GLENWOODS AVE.



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PROPERTY WEBSITE FOR MORE
DETAILS:

253GLENWOODSAVE.COM

FLOORPLANS ON THE WEBSITE

FEATURE SHEET

OVERVIEW

A one-of-a-kind, 9-year-old home nestled in nature, offering tranquility and privacy with eco-friendly upgrades throughout. Located near the lake, this property provides a serene, cottage-like lifestyle, blending luxury with sustainability. Over \$300K in upgrades, including a metal roof with a 40 to 70 years life expectancy.

INTERIOR FEATURES

FLOORING

- Non-toxic Zero VOC Oak Hardwood Floors.
- Sourced from Vancouver, free from polyurethane, promoting a healthy indoor environment.

KITCHEN

- Custom-Made with Built-in Miele Appliances.
- Top-of-the-line appliances controlled via smartphone.
- Italian Tile Backsplash
- Spacious Central Kitchen Island
- Pot Lights & Designer Pendant Lighting
- Pantry for Extra Storage
- Renovated 2023

BATHROOMS

- Special Order Italian Tile (Upstairs)
- Heated Floors (Upstairs Bathroom)
- Motorized Blinds
- Custom-Made Vanity with Spanish Quartz Countertops
- Renovated in Late 2023

LIVING AREA

- New Light Fixtures & Pot Lights.
- Gas Fireplace.



BUT WAIT THERE'S MORE!

LAUNDRY

- Custom-Made Cabinetry
- Miele Washer & Dryer (Installed Late 2023)

PAINT

- Eco-Friendly Non-Toxic Paint (2024)
- Freshly painted throughout, using sustainable, non-toxic paint for a healthier home environment.

BASEMENT

- Unfinished Basement (check 3rd party floorplans attached)
- A blank canvas, ready for you to create your vision and add personal touches down the line.

OUTDOOR FEATURES

HOUSE

- Metal Roof with 40 to 70 Year Life Expectancy.
- Modern Color Combination.
- 60 by 250 Rare Lot.
- 6-8 Vehicle Driveway.

YARD

- 500 Cedar Tree Hedge with Automatic Watering System.
- Sprinkler Irrigation System.
- Wood Barrell Sauna with Several Years' Supply of Wood.
- Large Wooden Deck - Perfect for entertaining and enjoying the outdoors.
- Large Shed with Wood Storage.
- Firepit Area.



SMART HOME & COMFORT FEATURES

SMART HOME

- Smart Video Doorbell.
- Outdoor Security Cameras.
- Nest Thermostat – App Controlled Option.
- Smart Lights.
- Built-in Sound System.
- Google Nest Smart Lock.
- Google Nest Smart Smoke & Carbon Monoxide Detectors.
- Google Hub – Built-in, Controls All Smart Devices.

LUXURY COMFORTS

- Top-of-the-Line Water Filtration System (Whole House).
- Water Softener System (Whole House)
- 5-Stage HEPA Air Filtration System (Whole House).
- HRV System for Fresh Air Intake.

EVERYTHING IS OWNED – NO RENTAL EQUIPMENT

ADDITIONAL INFORMATION

This 9-year-old home offers a truly unique living experience, blending luxurious living with eco-conscious choices. Surrounded by greenery, including a live cedar hedge for full privacy, the residence fosters a sense of peace and closeness to nature. All materials used in the home's upgrades were selected for their non-toxic, eco-friendly properties, adding to the home's natural aesthetic and health-conscious design.

Living here feels like a permanent cottage lifestyle escape—perfect for those looking for a harmonious connection with nature.