



110 David Kennedy Drive



CHRISTINE HAUSCHILD  
REAL ESTATE TEAM

Nestled on a private two acres in the exclusive Dunrobin Shores community is this exceptional lifestyle bungalow with unique features, incredible design elements and undeniable charm at every turn. Pride of ownership is evident, and this home has been lovingly maintained and updated by the original homeowners; this is the type of home where you feel immediately welcomed and as though you are at 'home'. The elegant foyer sets the stage and welcomes you into the formal dining area with unique column detail, high ceiling and incredible natural light. The spacious great room is perfect for entertaining and provides a flexible space to make your own. Cozy up next to the gas fireplace with a good book or enjoy views of the mature trees and acreage from this inviting space. The kitchen is extremely generous in size and is undeniably the 'heart of the home'. Enjoy sleek granite counters, an abundance of maple cabinetry, modern tile backsplash, double wall oven and incredible counter/working space. There is also a spacious eating area with patio door access to the yard. Great for family BBQs! This home also features built-in speakers with keypad control in the dining room, kitchen and master bedroom.

There are three spacious bedrooms on the main level including the master retreat with beautiful 5-piece ensuite bath. The lower level is finished to include a sizable family room with additional gas fireplace; a great extension of the main living space. The 4th bedroom is also located on the lower level; a wonderful suite for guests! Through a set of double doors, you will find yourself in the incredible storage space. Enjoy an active lifestyle? This room features stairs to the garage for easy in/out access with sporting equipment, landscaping tools and more; a convenient feature for busy families! Outside, enjoy serene privacy on 2.2 acres surrounded by mature trees, green space and just down the road from your shared community tennis court. A wonderful lifestyle home awaits!





The heart of the home





## MAIN LEVEL

Foyer:	11' 10" x 7' 5"
Den:	10' 7" x 9' 2"
Dining Room:	13' x 12' 7"
Great Room:	26' 6" x 17' 10"
Kitchen:	18' 6" x 14'
Eating Area:	18' 6" x 10' 4"
Master Bedroom:	19' 5" x 14' 11"
Walk-in Closet:	11' 7" x 4' 3"
Master Ensuite:	13' 10" x 10' 11"
Bedroom 2:	12' 2" x 11'
Bedroom 3:	12' 4" x 10' 11"
Main Bath:	10' 10" x 5'
Powder Room:	5' 11" x 4' 11"
Laundry:	10' 3" x 7' 3"

## LOWER LEVEL

Family Room:	27' 9" x 23' 10"
Bedroom 4:	19' 9" x 10' 4"
Storage Room:	17' 4" x 8' 3"
Storage w/ Garage Access:	41' 1" x 31' 2"
Garage:	37' x 23' 8"

## DETAILS

Taxes:	\$5,320.71/2018
Acreage:	2.27
Lot Size:	208.42 x 515.89 (GeoWarehouse)
Bedrooms:	3+1
Bathrooms:	3
Builder:	Custom
Built:	2004
Style:	Detached, bungalow
Possession Date:	To be arranged
Rental Equipment:	Propane tank
Heating:	Forced air
Cooling:	Central air
Exterior:	Stone
Fireplace:	2x gas

**Community fee:** \$50.00/year (approx.) for maintenance of communal Tennis Court

**Inclusions:** fridge, double wall oven, glass cook top with down draft, dishwasher, washer, dryer, 4x kitchen stools, 3x auto garage door opener with 1x keypad and 3x remote, hot tub, air tub, all window coverings, all light fixtures and fans, central vacuum with accessories and powerhead, water softener, reverse osmosis, HRV, air conditioner, hot water tank, 200 amp service, Bell satellite, alarm system, 2x flat screen TV's in master bedroom and living room, home theatre speaker system with amp and subwoofer, tv wall unit in living room, Murphy bed in den, sprinkler system

**Exclusions:** 2nd fridge in garage, chest freezer in garage

## Updates

**2018** - cook top, backsplash (December 2018), storage room floor freshly painted (December 2018)

**2015** - fridge, dishwasher, sprinkler system (covers all areas to tree line, approximately 12 zones)

**2013** - hot water tank, 8-person hot tub

**2010** - finished basement



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