



1820 W FARRAGUT AVENUE BOWMANVILLE



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BOWMANVILLE

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

LP LUXURY  
PORTFOLIO  
INTERNATIONAL



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LIVING

# 1820 W FARRAGUT AVENUE

## ROOM DIMENSIONS

Living Room .....	13'x13'
Dining Room .....	15'x11'
Kitchen .....	11'x15'
Family Room .....	18'x21'
Primary Bedroom .....	18'x15'
Second Bedroom .....	18'x12'
Third Bedroom .....	10'x11'
Fourth Bedroom .....	9'x12'
Fifth Bedroom .....	16'x15'
Sixth Bedroom .....	13'x10'
Breakfast Room .....	8'x10'
Great Room .....	16'x25'
Mudroom .....	6'x18'
Foyer .....	6'x6'
Laundry .....	8'x4'
Pantry .....	6'x6'
Walk-In Closet .....	6'x15'
Walk-In Closet .....	6'x15'
Roof Deck .....	20'x20'

## FEATURES

This is a simply stunning newer construction home with about 4200 sq ft of living space at the end of a rare cul de sac street in east Bowmanville. This is where Bowmanville, meets Andersonville, Ravenswood and Lincoln Square. This home will wow you with how meticulously maintained and thoughtfully designed it is. The home features 6 bedrooms, 3 of which are en-suite and have heated bathroom floors. All 4 bedrooms upstairs have vaulted ceilings. The primary features dual walk-in closets. The primary bath, has a private water closet, steam shower and separate bath and dual bowl vanity. There are 4 full baths, in total and 2 powder rooms. The main floor greets you with a gorgeous foyer and entry closet that opens onto a stunning living room and dining room with 1 of 2 of this floors fireplaces. The Kitchen is a dream with a huge island, wolf and subzero appliances quartz counters, an eating area, walk-in pantry and butler pantry/wet bar area. Off the kitchen is a spacious family room that is beautifully outfitted and features the second fireplace. There is a very nice mudroom that is separated from the main living area and leads to the best lower level I've seen any home. Every closet is custom outfitted, Hardwood floors throughout the main two levels. Soothing Radiant Floor heat in the lower level. along with a gorgeous wet bar area, in the expansive, bright and warm recreation room. The home also features Control 4 automation which allows you to control your homes temperature, lights, speakers etc all from your phone. The yard is low maintenance. Fully finished garage features an electric charger for your car. The recently upgraded garage roof deck is fully finished with trex, privacy fencing and metal louver pergola, that is built to last.



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DINING



KITCHEN

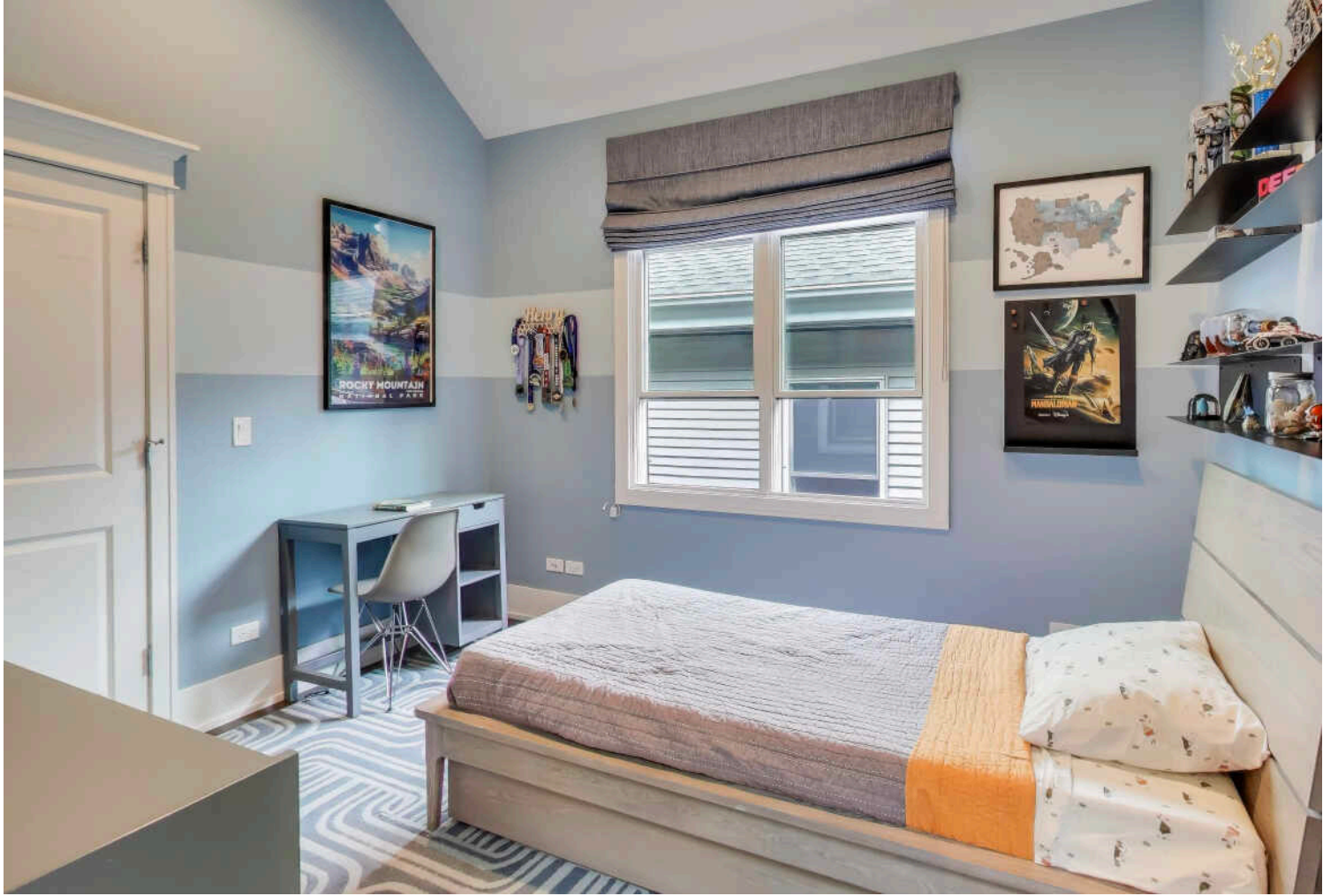








BEDROOM

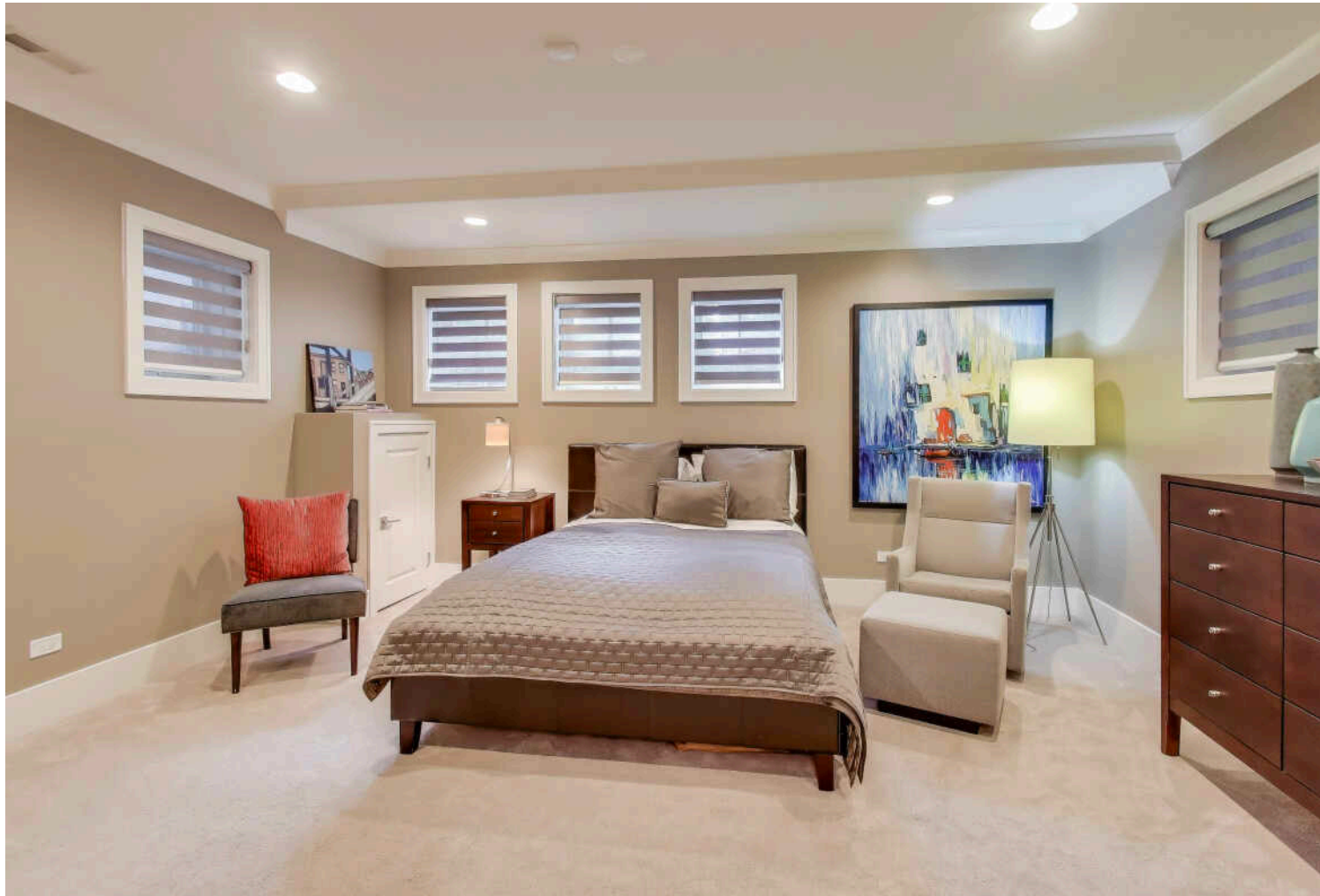




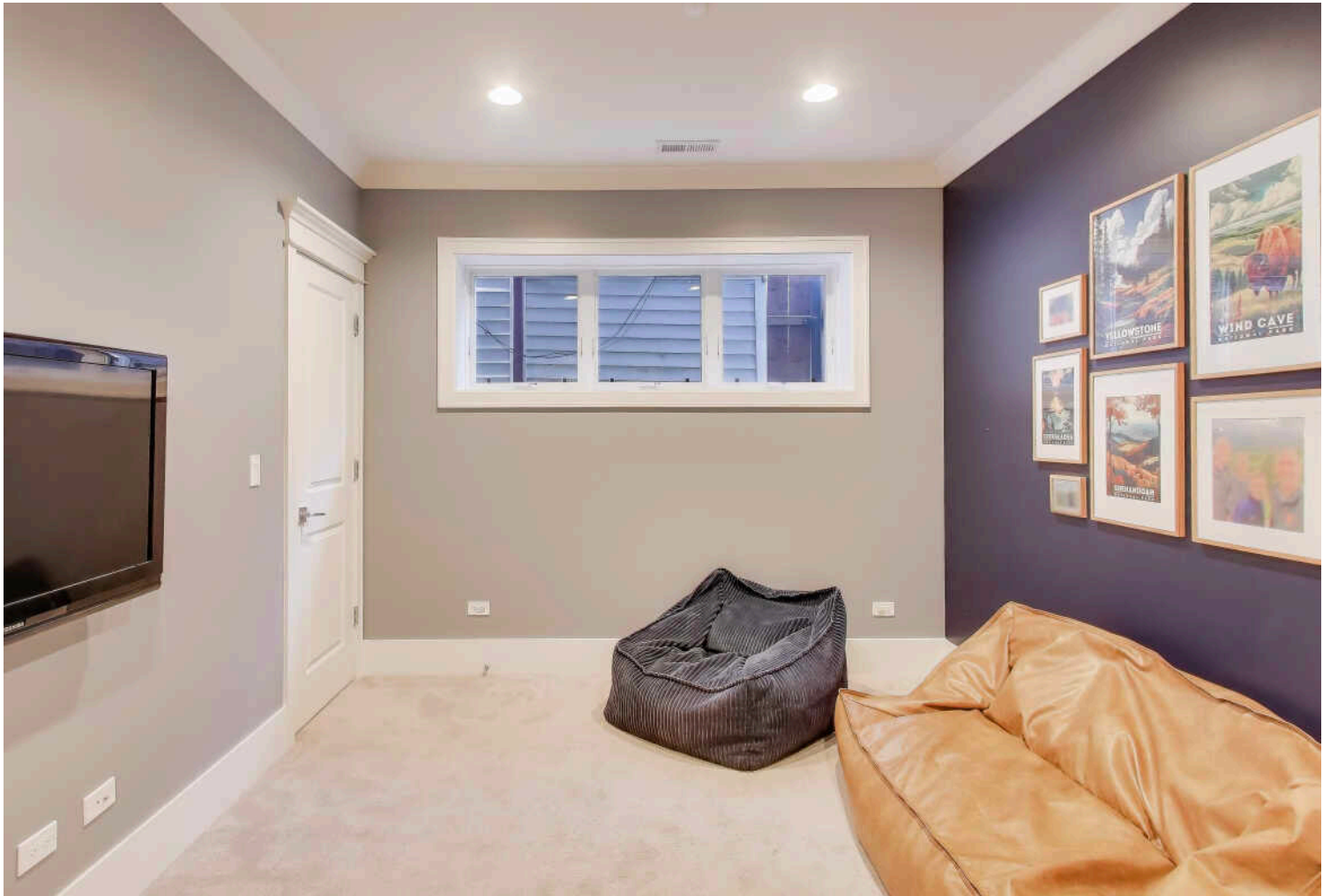
BEDROOM/OFFICE





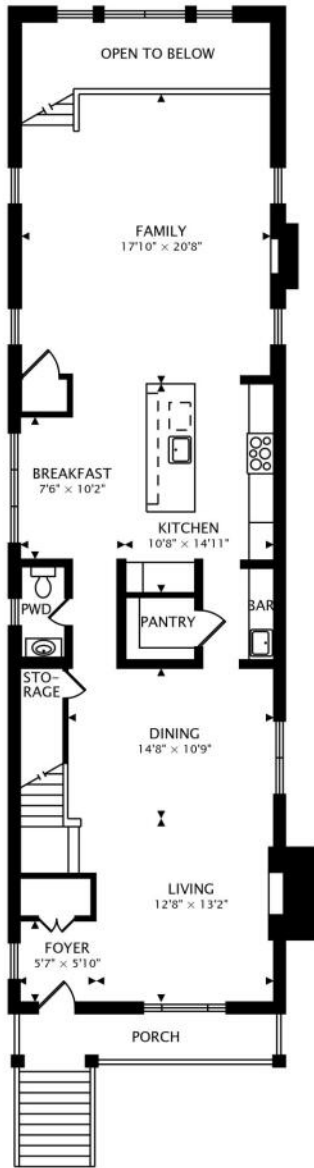


BEDROOM

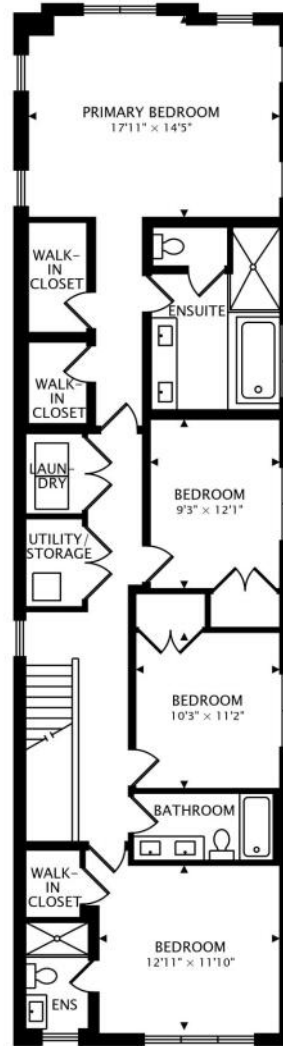


BEDROOM/OFFICE

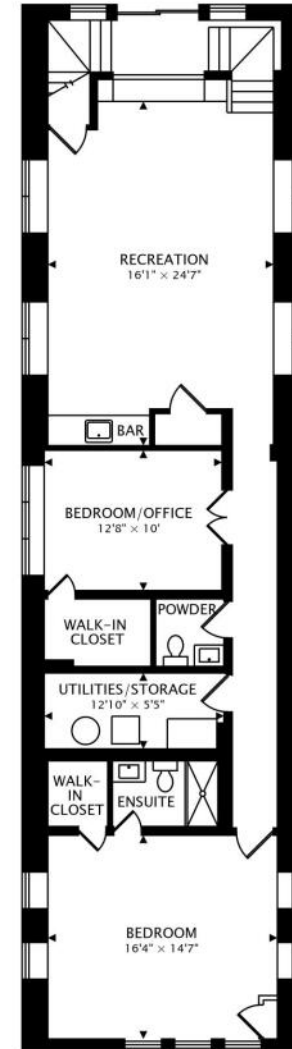




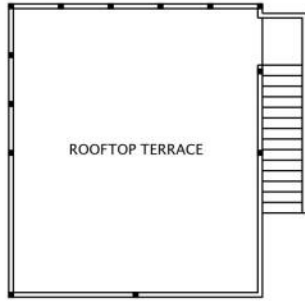
**MAIN**  
1232 sq ft



**SECOND**  
1464 sq ft

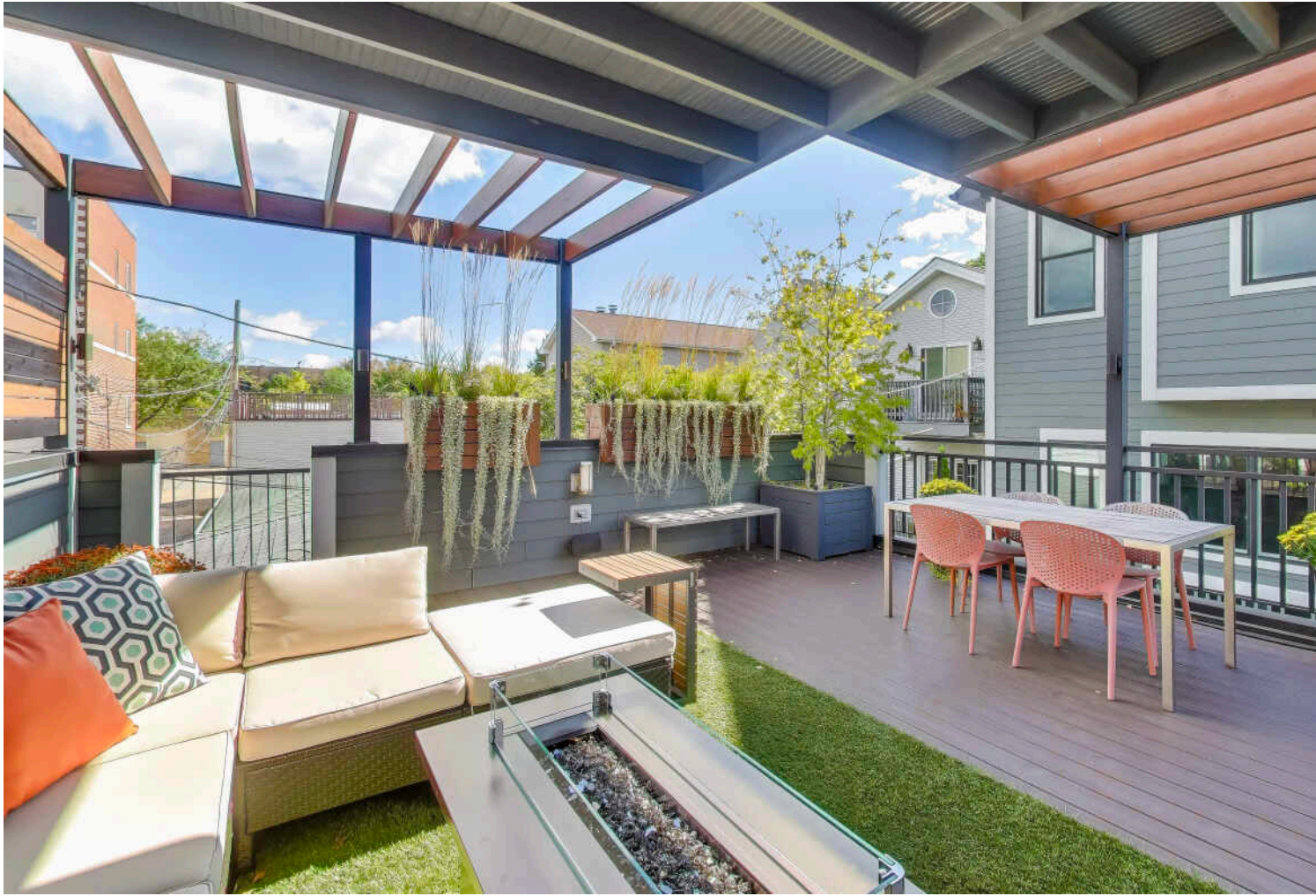


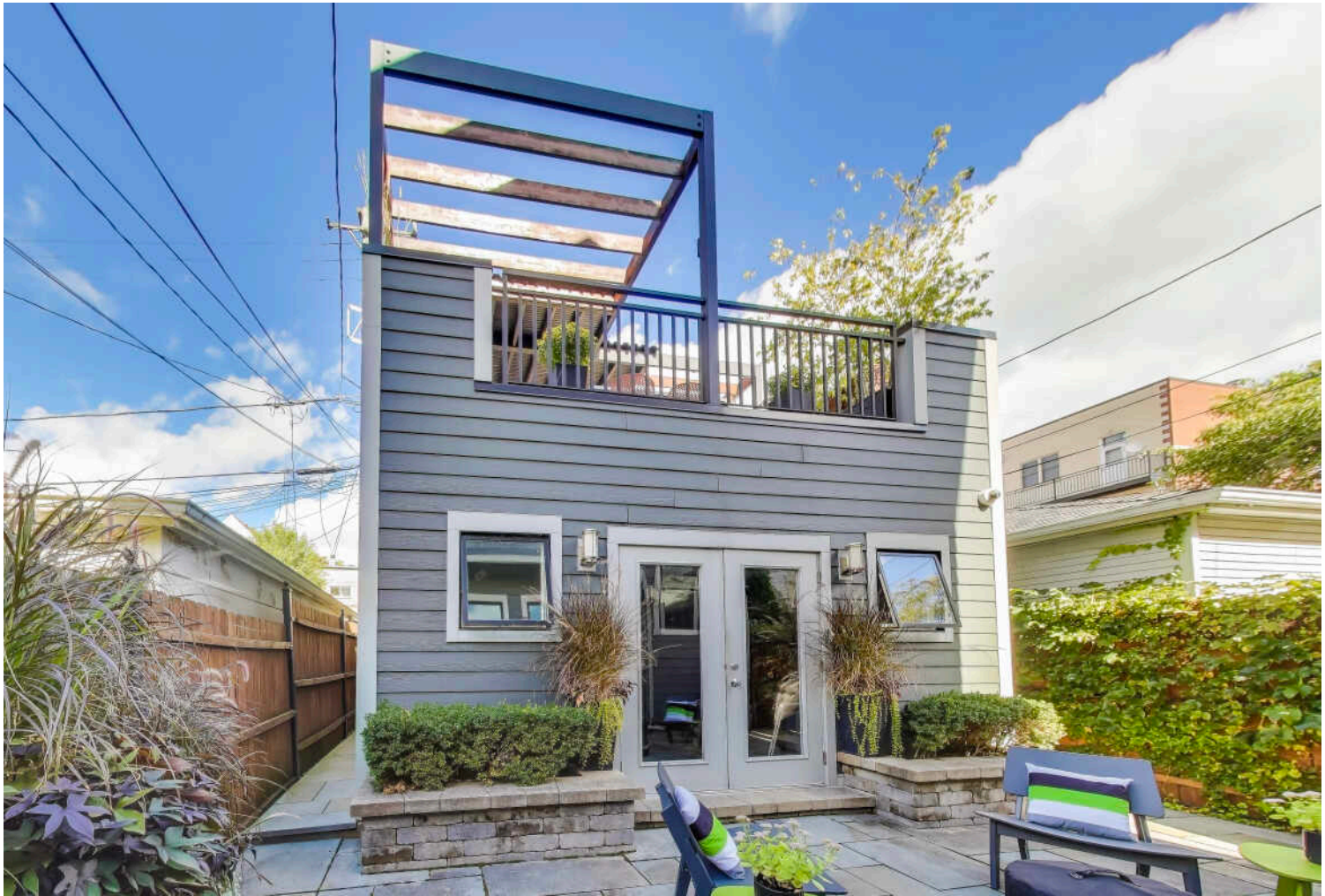
**LOWER**  
1476 sq ft BELOW GRADE



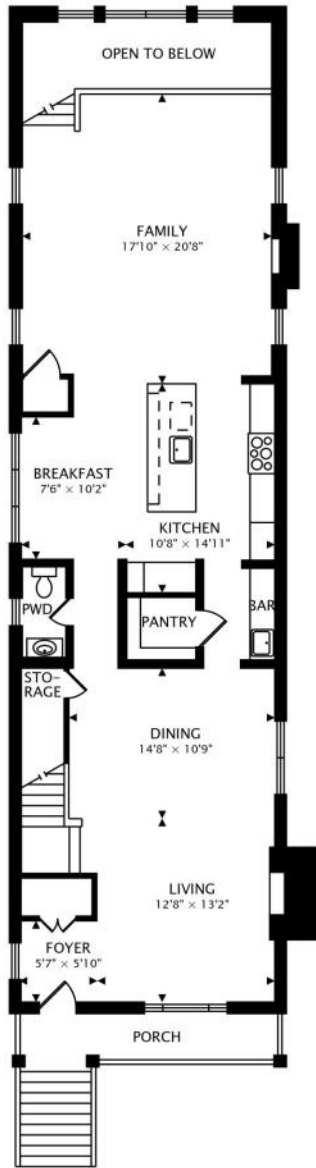
TERRACE



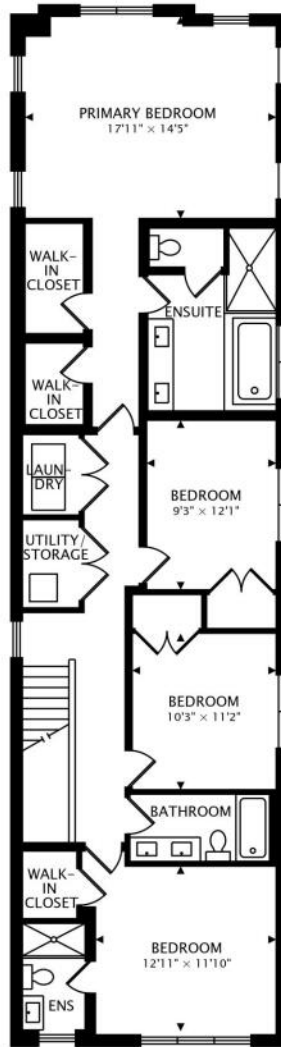




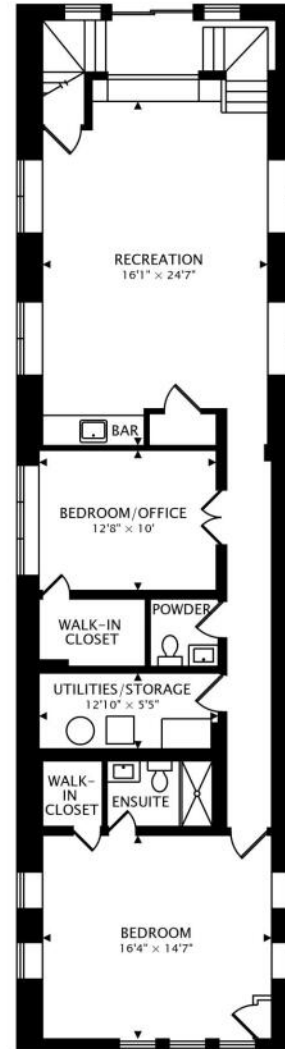
GARAGE



MAIN  
1232 sq ft



SECOND  
1464 sq ft



LOWER  
1476 sq ft BELOW GRADE



FAMILY

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