

8 Warnock Green Way

Key Features

Property Exterior

- ❖ Premium corner lot
- ❖ South-west exposure with direct views of Swan Lake
- ❖ Rare double-car garage, one of only ten units in the community
- ❖ Owner installed interlock pathway & entrance
- ❖ Owner installed fabric awning over west deck
- ❖ Beautifully maintained gardens with sprinkler system
- ❖ Mature trees & hedges providing shade & intimacy
- ❖ Private west facing deck with roll-out awning & BBQ space
- ❖ Steps to Swan Lake Club & visitor parking
- ❖ Village amenities, trails & gate house.

Property Interior

- ❖ The floor transitions to each room are flush, providing a smoother & safer walking surface
- ❖ In-wall speaker system throughout main floor, stereo in 2nd bedroom, individual volume control in each room.

- ❖ Dimmer controlled lighting
- ❖ Direct garage access
- ❖ Main floor laundry
- ❖ Solid oak hardwood & premium broadloom
- ❖ Pre-wired alarm system
- ❖ Hunter Douglas blinds & plantation style shutters

Foyer & Hallway

- ❖ Formal entry central to floor plan
- ❖ Large format marble tile with inlay
- ❖ Coffered ceiling with recessed & indirect lighting

Living Room

- ❖ Vaulted ceiling
- ❖ Walk-out to deck
- ❖ 3-sided natural gas fireplace with remote

Dining Room

- ❖ Coffered ceiling with recessed & indirect lighting
- ❖ Chandelier & wall sconce lighting
- ❖ Open concept adjoining living room
- ❖ Upgraded wrought iron spindles with solid brass railing to lower level

Kitchen

- ❖ Extended eat-in kitchen/sunroom space (builder upgrade)
- ❖ Custom cabinets, built-in appliances, Corian counters & hardwood floors
- ❖ Recessed, valence & cabinet-crown accent lighting
- ❖ Skylights provide abundance of diffused natural light

Family Room

- ❖ Extended room with full room- width windows (builder upgrade)
- ❖ Ceiling fan
- ❖ French double doors leading to Master Bedroom

Master Bedroom

- ❖ 5 piece ensuite with dual basin sinks, deep soaker tub, heated marble tile floor, marble tiled walk-in shower.
- ❖ Walk-in wardrobe with organizers for hanging & shelving
- ❖ Wall sconces
- ❖ Linen closet

2nd Bedroom/Study

- ❖ Windows overlooking gardens and pathway
- ❖ Double Closet
- ❖ Adjacent 4 piece bathroom with marble floors & tub surround

Lower Level - Recreation, Games & Media

- ❖ Built-in dry bar with fridge, shelving & indirect lighting
- ❖ Premium broadloom
- ❖ Wall sconces
- ❖ Acoustic ceiling for sound reduction & service flexibility

Utility, Workshop & Dry Storage

- ❖ 2 piece bathroom
- ❖ Service-friendly open furnace & utility space
- ❖ Oodles of work, exercise and storage capacity

Chattels Included

- ❖ Built-in fridge, wall oven, microwave, cooktop, dishwasher, clothes washer (as is), dryer, electric light fixtures, window & door coverings, in-wall speakers & stereo, garage door openers with remotes & keypad entry.
- ❖ Additional furnishings are available, please inquire with your Sales Representative

Chattels Excluded

- ❖ Dining Room & Master Bedroom wall sconces

Swan Lake Amenities

- ❖ 16,000 square foot Clubhouse with indoor pool, sauna, library, games rooms, event space, patio area
- ❖ Active social committees, clubs & events
- ❖ 3 satellite clubhouses, 2 outdoor swimming pools & tennis courts
- ❖ Walking trails throughout the Village & Lake area
- ❖ Gatehouse with Security
- ❖ Exterior maintenance, lawn & snow service

Neighbourhood

- ❖ Grocery, Pharmacies & LCBO
- ❖ Old Markham Village Shops & Restaurants
- ❖ Markham General Hospital
- ❖ 2 GO Transit stations
- ❖ Hwy 407 & 404