Property Features | *4 Holdroyd Court, Glen Williams*

Age of Roof: 202

Age of Furnace: 2025

Age of A/C: 2025

Age of Windows: 2013

Age of Water Heater: 2024

Age of Electrical: 200 AMP Service

Age of Plumbing: 2013

Kitchen Updates: Open Concept Chefs Kitchen with oversized Island, Butlers Pantry, and Premium Sub-Zero and Wolf Appliances.

Age of Kitchen Appliances: 2013

Age of Laundry Room Appliances: 2013

Bathroom Updates: 2013

Basement Updates: Fully Finished Lower Level with Home Theatre and Wine Cellar.

Age and Type of Flooring: 2013

Age and Type of Fireplace(s): 2013

Type of Pool (Saltwater, etc): None (Drawings included)

Age of Pool: N/A

Age of Hot Tub: N/A

Age of Deck: 2013

Septic Installed/Pumped: N/A

Back-Up Generator On-Site: Installed on Property.

Additional Notes on the Property:

- Approximately 6,000 sq ft of total living space including the finished lower level.
- Former model home with extensive interior and exterior upgrades.
- Thousands invested in professional landscaping, including fully grown privacy trees creating a mature, private setting.

- Located on a quiet cul-de-sac in the prestigious Meadows on the Glen community in the hamlet of Glen Williams, one of Halton Hills' most sought-after areas, just minutes from Georgetown.
- Open-concept chef's kitchen with oversized island, butler's pantry, and premium Sub-Zero and Wolf appliances.
- Two-storey great room with floor-to-ceiling stone fireplace.
- Library/office with coffered ceiling.
- Luxurious principal suite with sitting area and double-sided fireplace.
- Fully finished lower level with home theatre and wine cellar.
- All closets feature custom built-in organizers.
- 10-zone irrigation system
- Lutron lighting system throughout key areas
- **Security System:** Professionally recently installed, fully wired system with outdoor sensors and curtain motion sensors throughout. All equipment is owned.
- **Monitoring:** Engineered Alarm Solutions, $43.96/month (tax included).
- **Surround Sound:** Fully integrated surround sound system with built-in speakers in main living and entertaining areas, including the lower-level home theatre.