

Welcome to
21 Trillium Terrace



Spectacular And Stunning Executive Home On Blue Springs Golf Course!
Gorgeous Panoramic Views! Multiple Walk-Outs To Custom In-Ground Pool, Stone
Decking & Professional Landscaping. A True Entertainer's Delight! Over \$100,000
Worth Of Upgrades In 2007! Gourmet Kitchen(07), Renovated Bathrooms(07).
Rich, Dark Hardwood Floors (07). This Luxurious Home Is Close To Schools, Golf
And 12 Minutes To 401!

For More
Information
Please Visit:
www.21trillium.com

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West Realty Inc., Brokerage

Each Office Independently Owned and Operated

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Main Level

Living Room:	4.90 x 3.80m	Hardwood floor, gas fireplace, crown moulding
Dining Room:	4.90 x 3.80m	Hardwood floor, gas fireplace, walk-out to patio
Kitchen:	8.00 x 4.58m	Walk-out to pool, hardwood floor, breakfast area
Family Room:	6.80 x 4.00m	Gas fireplace, built-in speakers, built-in bookcase
Den:	3.84 x 3.60m	Hardwood floor, crown moulding, California shutters

Second Level

Master Bedroom:	8.20 x 3.70m	Gas fireplace, 5-piece bath, walk-in closet
2 nd Bedroom:	3.80 x 3.54m	Hardwood floor, ensuite bath, double closet
3 rd Bedroom:	4.20 x 3.32m	Walk-in closet, semi ensuite, double closet
4 th Bedroom:	4.20 x 3.32m	Double closet, semi ensuite

Lower Level

Recreation Room:

Extras:
Amana Dual Range Gas/Electric Stainless Steel Kitchen Aid Stove, stainless steel fridge, whirlpool dishwasher, UV water filtration system, (2007), California shutters (2007), Custom window coverings (2007), 4 Gas fireplaces, Constant pressure well pump (2007), industrial size lawn mower and snow blower.

Lot Size: 160.4 x 323.85 (feet)

Legal Description: Lt 13 Pl 20M563

Taxes: \$7,104.05 (2007)

Possession: To Be Arranged

Heating: Gas Forced Air, Central Air Conditioning

Parking: Private Double Drive, Built-In 3 Car Garage

Offered At **\$974,900**

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Extra's and Inclusions Exterior

Located on Blue Springs Golf Course
Custom Pool with Stone Decking and Wrought Iron Fence
Electric Re-tractable Awning
Professionally Landscaped Property with Hundreds of Perennials and Trees
Irrigation System (9 zone automatic controller) (2007)
Over-sized Flagstone Front Walkway
New Constant Pressure Well-pump (2007)
Fitted Gas Line for BBQ hook-up

Main Floor Kitchen

Gourmet Chef's Custom Kitchen with Granite counters and Limestone Backsplash
Kitchen Aid Stainless Steel Stove with Dual Gas and Electric Range (2007)
Stainless Steel Whirlpool Dishwasher (2007) Amana Fridge
Culligan Reverse Osmosis Water Treatment
Breakfast Bar with Eat-in Kitchen
Walk-out to Patio and Pool
Rich, Dark, Wide Plank Hardwood Floors (2007)
Breakfast Island

Family Room

New Broadloom (2007)
Gas Fireplace
Built-in Cabinets

Living Room/Dining

Hardwood Floors
Crown Moulding
Two Walk outs to Pool and Patio
2 Gas Fireplaces

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Upper Level Master Bedroom/Bathroom

New Broadloom and Wide Plank Hardwood Floors (2007)
Gas Fireplace with Sitting Area
Spa-like Master Bathroom Retreat with Heated Floors, Separate Shower, Jacuzzi Tub
and Double Vanity
Oversized Walk-in Closet with Closet Organizers

Second Bedroom and Third Bedrooms

New Broadloom (2007)
Walk-in or Double Closet
4 Piece Semi Ensuite

4th Bedroom (Potential Nanny or Guest Suite)

Dark Wide Plank Hardwood Floors
Ensuite Upgraded 4 piece Bathroom (2007)

Lower Level

Professionally Finished Basement
2 Staircases
Large Recreation and Games Room
Utility Room and Gym

Of Special Note

200 Amp Copper Wiring
Newer Windows
Newer Furnace and Air-conditioning
Ceiling Fans in all the Bedrooms
California Shutters and Custom Drapery (2007)
Main Floor Laundry Room with Entrance to the three car Garage with Remote Doors
Culligan Water Softener
Culligan Ultra-Violet Water Treatment (anti-bacteria)
Wired Sound System Throughout