

**Year Built:** 2012

**4630 square feet**

**Taxes :** \$7,934.61 for 2021

**5 Bedrooms 5 Bathrooms**

**Parking:** Double oversized garage plus  
a 3 car tandem + driveway

**Lot Size:** 0.23 Acres

## MAIN LEVEL

Kitchen	17'4 x 17'0
Pantry	7'7 x 7'3
Living Room	17'10 x 19'6
Dining Room	12'0 x 12'0
Foyer	13'6 x 9'0
Mudroom	10'0 x 5'2
Half Bathroom	
Laundry	7'2 x 6'4
Den /Office	9'2 x 12'5
Full Bathroom	
Primary Bedroom	20'2 x 14'6

Ensuite Bathroom

Bedroom 12'11 x 14'8

## LOWER LEVEL

Rec Room	26'2 x 18'7
Media Room	23'6 x 12'8
Wet Bar	17'2 x 12'11
Bedroom	12'8 x 11'10
Full Bathroom	
Bedroom	16'5 x 13'11
Bedroom	13'8 x 11'7
Ensuite Bathroom	



# 1314 Pinot Noir Drive





# Incredible living space

First impressions do not disappoint.

Exquisite natural light encompasses the entire residence with brilliant detail and stunning views.



# Incomparable Location & Privacy



- Fully fenced with costly landscaping
- Large pool
- Stamped concrete with multiple areas to enjoy
- Private outdoor space with mature greenery
- Quiet no-thru road
- Located on a laneway of luxury homes
- Low maintenance outdoor space
- Hot tub
- .230 acre lot with minimal grading required allowing 95% of the property to be utilized
- Sought-after neighbourhood with prized schools and award-winning wineries





# Incredible Outdoor Space



The interior is modern yet timeless bottom with unique, custom hardware and lighting





## Kitchen Features

- Completely custom, chef inspired kitchen
- High-end appliances
- Timeless espresso cabinetry
- Luxe butlers pantry
- An expansive open concept layout with a generous sized island
- Perfectly positioned to enjoy the lake view



## Lower Level



Made for entertaining, the lower level offers fantastic living and recreation options with a media room and wet bar which all lead to the outdoor oasis.





# Sought-After Floorplan



Primary Floor Den/Office



Primary Floor Second Bedroom

Careful contemplation, planning and luxury construction is apparent throughout this residence



In-floor heating throughout the home





## Tailored To Perfection

The impressive primary bedroom provides an exclusive haven to relax



## Spa Inspired Ensuite

Stunning ensuite with double vanities, a lake view soaker tub and a walk-in shower

