



 5+1 Bedrooms    3+1 Bathrooms       3,077 Sq Ft    83 x 193 Ft Lot

## 1395 BIRCHWOOD DRIVE

One of a kind luxury Lorne Park beauty nestled in mature, executive neighborhood, surrounded by parks and elite schools. 4 level side split with over 4,000 sq ft of finished living space, on an over 1/3rd of an acre professionally landscaped lot complete with inground pool and basketball court. Stunning outdoor kitchen/great room combo with automated screens by Dreamscreens, composite decking and built-in broil king BBQ with quartz counters and vent hood completed in 2019.

Walk into the main level and enter the bright living room with wood burning fireplace, bay window, and hardwood floors. The expansive kitchen offers open concept entertaining, with impressive storage capacity, wet bar, breakfast nook, and built in desk. Notice 9ft ceilings in the large dining/family room combo, hard wood floors, and wiring for surround sound. Enjoy main level laundry, with laundry chute from primary bedroom, an updated 3pc bathroom with walk in shower, a music room/study, and entrance to the fully separate access home office.

Notice the wet bar/mini kitchen as you walk into the large office space that could easily be used by professionals meeting clients or needing packages delivered without disturbing the house, the perfect private work from home space, with views of the backyard.

Upstairs you'll find 5 generous sized bedrooms, including 2 that could be utilized as primary bedrooms, 1 with a 2pc ensuite, and the true primary bedroom facing the backyard with 3pc ensuite, large walk in closet, and access to the 5pc main bathroom as well. The basement is fully finished with a large family room or gym with wood burning fireplace, ample storage space, and a media or games room.

Large list of upgrades attached to the listing, including but not limited to roof 2019, exterior resided and reinsulated 2019, 220v plug added for electric car charging in garage 2019, upgraded electrical panel 2019, A/C 2018, furnace 2016, and the list goes on.

This esteemed location is the perfect place to raise a family with no backing neighbors. Relax and enjoy life in this slice of paradise with the convenience of great access for commuting and amenities.





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