

Property Viewing Guide  
For

25 WOODHAVEN CRESCENT  
Whitby, Ontario

Gina Jeffers  
Broker

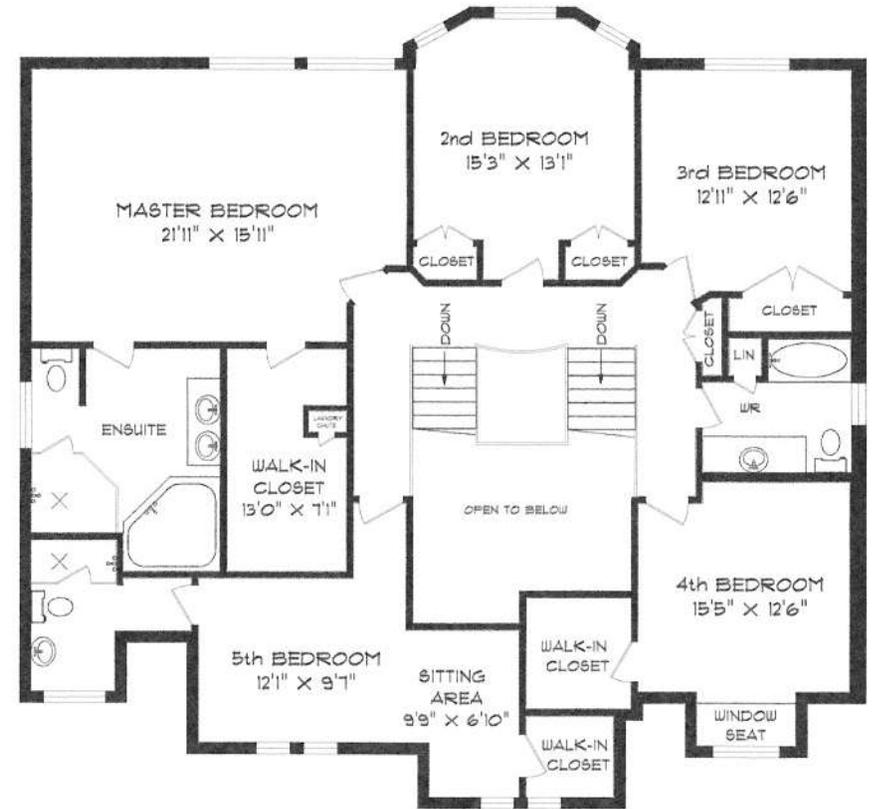
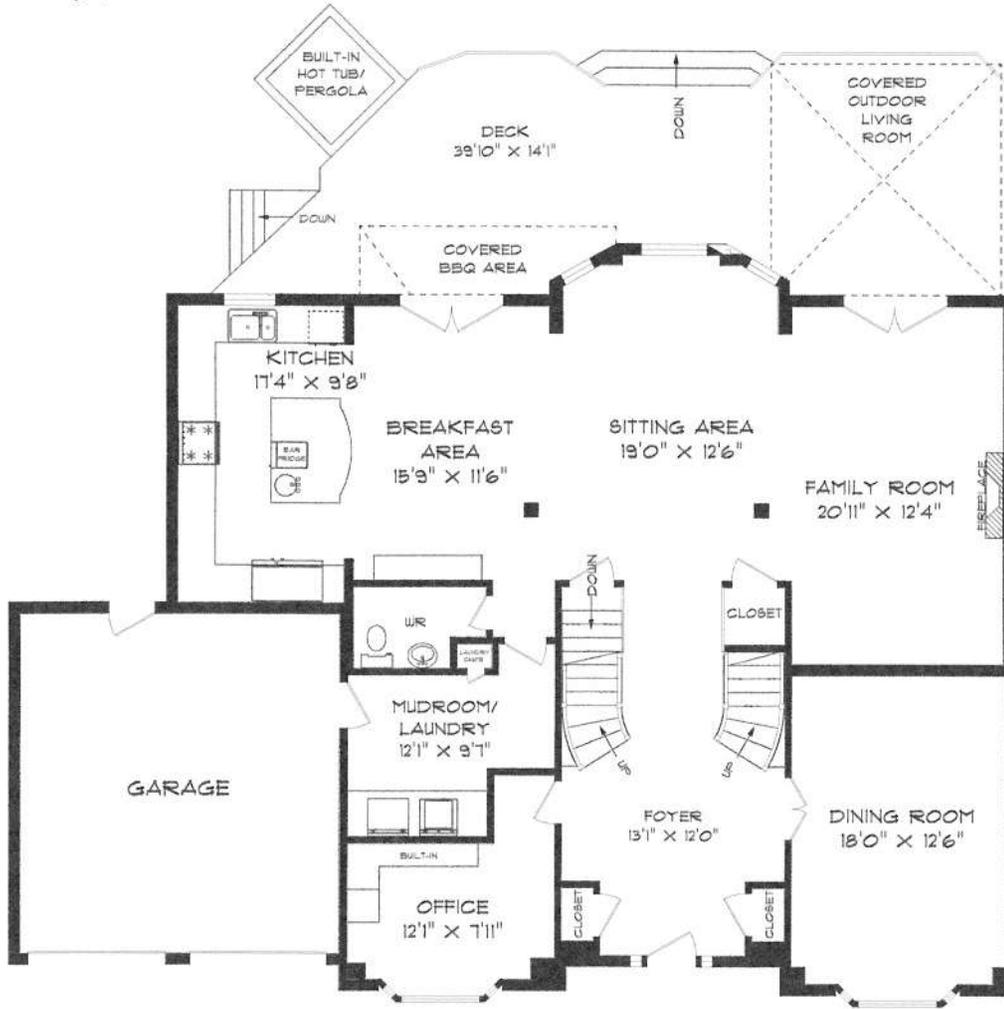
o 905.668.6566 | 905.427.6522  
f 905.427.6524

e [ginajeffers@PreferredProperties.ca](mailto:ginajeffers@PreferredProperties.ca)  
w [www.PreferredProperties.ca](http://www.PreferredProperties.ca)

Not intended to solicit those currently under contract.

*expect more*

# 25 WOODHAVEN CRESCENT



PHONE 905-271-7010  
FAX 905-271-4468  
PLANS@PLANITMEASURING.COM

**ROYAL LEPAGE**  
Connect Realty Brokerage

**Gina Jeffers**  
Broker  
ginajeffers@preferredproperties.ca  
905.427.6522

MEASURED ON SEPTEMBER 4, 2013  
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION.  
© 2013 PLANIT MEASURING®

# 25 Woodhaven Crescent

WHITBY, ONTARIO

## MAIN FLOOR

### FOYER

- ~ 13'1" x 12'0"
- ~ Double Scarlett O'Hara staircase with Custom Railing and Stair Runners
- ~ 2-storey ceiling
- ~ Carriage Light Chandelier
- ~ Ceramic tile entrance threshold
- ~ Cherry Hardwood floors
- ~ Custom Wainscoting
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### DINING ROOM

- ~ 18'0" x 12'6"
- ~ Double French doors
- ~ Formal chandelier
- ~ Pot Lights
- ~ Bay window
- ~ Custom Drapery
- ~ Cherry Hardwood floors
- ~ Custom Wainscoting
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### OFFICE

- ~ 12'1" x 7'11"
- ~ French Door
- ~ Built-in Desk and Cabinetry
- ~ Pot Lights
- ~ Bay window
- ~ Cherry Hardwood floors
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### SITTING ROOM

- ~ 19'0" X 12'6"
- ~ Decorative columns
- ~ Open concept
- ~ Pot Lights
- ~ Bay window
- ~ Custom Drapery
- ~ Cherry Hardwood floors
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **FAMILY ROOM**

- ~ 20'11" x 12'4"
- ~ Garden Door Walk-out to Covered Outdoor Living Room
- ~ Wood burning Fireplace with brick hearth and mantle (as is)
- ~ Open concept
- ~ Pot Lights
- ~ Custom Drapery
- ~ Cherry Hardwood floors
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **KITCHEN**

- ~ 17'4" x 9'8"
- ~ Maple Cabinetry with 'soft close' drawers and cabinets
- ~ Over-sized Centre Island with room for three Bar Stools and functional Cabinets on both sides
- ~ Undermount prep sink
- ~ Built-in Island Beverage/Wine Fridge
- ~ 18" x 18" Travertine floor tiles
- ~ Undermount main Double sink
- ~ Stainless Steel full Fridge and full Freezer
- ~ Stainless Steel Gas Range with Custom Backsplash and Pot Filler
- ~ Valance Lighting
- ~ Built-in Stainless Steel Dishwasher
- ~ Tumbled Stone Backsplash
- ~ Multiple Receptacles on dedicated circuits
- ~ Upgraded Faucets
- ~ Built-in Recycling, corner Lazy Susan, and multiple Pot and Pan Drawers

## **BREAKFAST AREA**

- ~ 15'9" X 11'6"
- ~ Garden Door Walk-out to Covered BBQ Deck area
- ~ Custom Hutch with Wine Rack
- ~ 18" x 18" Travertine floor tiles
- ~ Pot Lights
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **POWDER ROOM**

- ~ 18" x 18" Travertine floor tiles
- ~ Custom Wainscoting
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **MUDROOM / LAUNDRY ROOM**

- ~ 12'1" x 9'7"
- ~ Front Load Washer and Dryer
- ~ Built-in Cabinetry and Laundry Folding Counter
- ~ Laundry Chute
- ~ Direct Access to Double Car Garage
- ~ 18" x 18" Travertine floor tiles
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## SECOND FLOOR

### UPPER HALLWAY

- ~ Cherry Hardwood floor
- ~ Double door Linen Closet
- ~ Custom Wainscoting
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### MASTER BEDROOM

- ~ **21'11" x 15'11"**
- ~ Western exposure overlooking Pool and Ravine
- ~ Oversized (13'0 x 7'1") Walk-in Closet with Custom Built-in Cabinetry and Laundry Chute
- ~ Berber Carpeting with high end Underpad
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### MASTER ENSUITE

- ~ Two person Corner Tub with Air and Jacuzzi Jets and Hand Wand
- ~ Over-sized Custom Glass and Travertine Shower with overhead Rain Shower Head, Four Body Jets, and Hand Wand
- ~ All fixtures are 'Riobel' with Lifetime Warranty
- ~ Double Vanity with Two Undermount Sinks and Granite Countertop
- ~ 18" x 18" Travertine floor tiles
- ~ Custom Wainscoting
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### BEDROOM TWO

- ~ **15'3" x 13'1"**
- ~ Two Double Closets with Custom Organizers
- ~ Triple Window
- ~ Chandelier Light Fixture
- ~ Coordinating Draperies and Rods
- ~ Western exposure overlooking Pool and Ravine
- ~ Berber Carpeting with high end Underpad
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

### BEDROOM THREE

- ~ **12'11" x 12'6"**
- ~ Over-sized Double Closet with Custom Organizers
- ~ Ceiling Fan Light Fixture
- ~ Coordinating Draperies and Rods
- ~ Western exposure overlooking Pool and Ravine
- ~ Berber Carpeting with high end Underpad
- ~ Custom Trim Shelf
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **MAIN BATH**

- ~ Four piece bath
- ~ Tub / Shower combination with tile surround
- ~ Integrated Sink with extra long countertop
- ~ Four door Vanity Cabinets
- ~ Ceramic tile floors
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **SECONDARY ENSUITE**

- ~ Three piece bath
- ~ Over-sized Glass Shower with Custom Tile Surround
- ~ Pedestal Sink
- ~ Ceramic Tile floors
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **BEDROOM FOUR**

- ~ **15'5" x 12'6"**
- ~ Walk-in Closet with Custom Organizers
- ~ Custom Window Seat and Wainscoting
- ~ Chandelier Light Fixture
- ~ Coordinating Draperies and Rods
- ~ Berber Carpeting with high end Underpad
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **BEDROOM FIVE**

- ~ **12'1" x 9'7" (Bedroom)**
- ~ **9'9" x 6'10" (Sitting Area)**
- ~ Walk-in Closet with Custom Organizers
- ~ Berber Carpeting with high end Underpad
- ~ Seven and a half inch Baseboards
- ~ Four inch Door Casings
- ~ Five inch Crown Moulding

## **EXTERIOR**

(Lot Size 74' x 167' irregular)

### **FRONT YARD**

- ~ Interlock Double Car Driveway with decorative border (border 2012)
- ~ Professionally Landscaped gardens with Interlock boarder walls (2012)
- ~ Double Car Garage with 'Man Door' to side yard
- ~ Covered Front Porch
- ~ Newer Front Door with Sidelights
- ~ Two Post Lights (2012)
- ~ Inground Sprinkler System

### **REAR YARD**

- ~ Maturely Treed Private Ravine Lot
- ~ Western Exposure
- ~ Fully Fenced with two Walk-outs
- ~ Huge Cedar Deck (39'10" x 14'1") with;
  - ~ Covered BBQ Area (2012) with Gas line hook-up for BBQ and Walk-out from Kitchen
  - ~ Built-in Five person Serenity Hot Tub with overhead Pergola (2011)
  - ~ Large outdoor Dining Area
  - ~ Covered Outdoor Living Room with Walk-out from Family Room, Decorative privacy Lattice, Ceiling Fan, and Pot Lights (2011)
- ~ Large Grass area separated from pool with Children's Play Structure
- ~ Flagstone walkway to separate Pool area
- ~ 20' x 40' Inground Saltwater Heated Pool with 'Elephant' Cover and removable Safety Fence (Salt Cell 2013)
- ~ Poolside Dining Area and Sitting Area with Blue Slate Patio and decorative Interlock insets (insets 2012)
- ~ Built-in Bar / Serving Station
- ~ Pool Cabana with Electricity and Water hook-up capability
- ~ Side yard Tool Shed for additional storage

### **ADDITIONAL INFORMATION**

- ~ Hi-efficiency Gas Furnace (2012)
- ~ Central Air Conditioning Unit (2011)
- ~ Most Windows Replaced (2011)
- ~ Pool Liner (2008)
- ~ 25 Year Roof Shingles (2006)

# 25 Woodhaven Crescent

WHITBY, ONTARIO

## INCLUSIONS

- ~ Stainless Steel Fridge and Freezer
- ~ Kitchen Island Beverage Fridge
- ~ Gas Stove
- ~ Built in Dishwasher
- ~ Microwave
- ~ Front Load Washer and Dryer
- ~ Custom Closet Organizers in Bedrooms
- ~ All existing Light Fixtures and Ceiling Fans (3)
- ~ All existing Window Coverings, Blinds, Rods and Hardware
- ~ Central Air Conditioning Unit
- ~ Central Vacuum and related Equipment
- ~ Fireplace (as is)
- ~ Security System (Buyer to arrange monitoring)
- ~ Inground Saltwater Pool and related Equipment, Removable Safety Fence, 'Elephant' Winter Cover
- ~ 5 person Serenity Hot Tub and Cover
- ~ Outdoor children's play structure
- ~ Inground Sprinkler System
- ~ Bar Fridge in pool house (as is)
- ~ Garage Door Openers and Remotes

## EXCLUSIONS

- ~ Front hall clock
- ~ Undermount radio in Kitchen
- ~ Sconces in Dining Room
- ~ Sconces in Master Bedroom
- ~ Wall shelves in both girls Bedrooms
- ~ Wood shelves (2) in Office
- ~ White & grey garage cabinets
- ~ Hot water tank (rental, buyer to assume)

# 25 Woodhaven Crescent

WHITBY, ONTARIO

## LIFESTYLE DIGEST

I drive along the crescent and notice that the homes are staggered, one after the other, each set back further from the one next to it. The street, and the arrangement of the homes are not typical. Something is different about this neighborhood. It is original. Each home is unique. I pull up to the house and park in front of it. It's wide. Regal. Estate-like. Honey locust trees line the crescent and expand... reaching their arms out almost touching each other across the street. It's serene. I love the street, and how I feel here. I walk up the drive, and I open the door.

I am blown away. My eye is immediately pulled to the two symmetrical staircases that flank the open hallway in front of me. White, crisp spindles stand at attention and the staircases announce the quality of this home immediately. They breathe life into this foyer and provide an undeniable presence to the home's entrance. The staircases are topped with dark, rich bannisters. The stair runners that climb them to the second floor are a creamy beacon upward. I look up and see the most fitting light fixture a vestibule like this deserves. It looks heavy. Substantial. There are two chairs down the central hallway in a tete a tete formation in front of the expansive windows. They pull me in. The pot lighting on the ceiling leading to these chairs draws me forward. I look down. The floor is hardwood, and warm, like the colour of sweet honey. There are imperfections in it. Not uniform. I love it - It is perfectly imperfect. I walk into the open space in front of the coffee chairs, and I am now standing on an area rug. It is soft underfoot. I realize there are no walls here to divide and block one in. I look to my right and see family room. I look to my left and I see kitchen. There are no barriers here, and no blockages of this home's flow whatsoever. Feng Shui at its finest. I look at the chairs. If we bought this home, this is where we could put our Christmas tree in December after we cut it down when snow starts to fall outside. I can imagine it right now, and I can almost smell the wonderful scent of pine as my thoughts wander. Gifts littered under its twinkling branches. My heart is beating faster.

Light spills through these windows and doors easily. There is glass everywhere. Transparency. I look to my right into the family room, and I am drawn to the walls, the

beautiful colour on them, the couches, and the décor. This home is proud but understated. It is warm, and quiet. I picture my children cuddled up on our own couches here, watching TV, or huddled on the floor over a puzzle. My anticipation is now taking on a life of its own. The family room holds the promise of cuddly, cozy winter nights and taking time out with our children. Movie night wrapped up in love. This space feels so good. Promising.

I look to my left towards the kitchen. The wood and colors of the cabinetry are warm and inviting. There is so much room here. So much space to spread out, dine together, and sit at the island together. I picture my three children with bowls of cereal in the morning before school sitting on these three stools evoking images of Goldilocks and the three bears. This kitchen is idyllic. I envision us sitting and chatting about the lazy Saturday unfolding...drinking my coffee in my robe and slippers.

Textures thrive in this kitchen. I am compelled to reach out and touch the backsplash...I look to the massive expanse of fridge – its stainless steel and sheer girth somehow transform it into a symbol of plenty. There is even a little sink in the island, and I see a faucet over the stove for filling my pots. I smile. I walk around, open some drawers, and see the potential for organization in our lives. Simultaneously I feel my stress level wane like a balloon slowly deflating. I envision the ease with which we could eat, hear, celebrate, and entertain in this vast space. The creamy travertine flooring tiles are oversized and go on and on.

My eye is now drawn to the backyard. I see the blue water revealing a pool that lies here – it looks as refreshing as it looks inviting. Its backdrop is a treed ravine. I am instantly calmed by this tall green assurance of privacy. I can envision my children running and doing successive cannonballs into this wet playground like rocks skipping a pond. I hear splashing and laughing. There is a hot tub to my left with a pergola above it, framing it like a halo. My thoughts wander to the possibility of my husband and I sitting there with warm bubbles enveloping us, and kissing him there at night when the children are all tucked into bed, sleeping. I walk towards the wooden roof that sits atop an open outdoor living room. Couches, and comfort abound. I sit down and look up. There is a fan reminiscent of the islands. I see lanterns hanging, and pot lights embedded above. I am reminded of the sea.

I can picture all of us in this backyard on a lazy summer evening. Any number of celebrations could unfold here. Birthdays. Holiday weekend fireworks...graduation parties...Thanksgiving even. This backyard doesn't stop unfolding. Grass, stepping-stones, natural boulders, and a dining table surround me. The table is set for a meal and there is fire alight nearby surrounded by muskoka chairs. Of course there is a pool house. Why would I expect anything less from this outdoor space? It keeps offering up one treasure after another. On any given summer night, I can imagine warm light glowing from inside our home spilling outward onto the deck as the dusk settles.

My mind wanders back to where I remain sitting under this overhead structure in my comfortable outdoor room. Large wooden beams hang above me and I feel protected. I could sit here in the rain if I wanted to and read a book: A glass of wine beside me, a mug of coffee could be my companion here. It summons a future favorite place.

I am blown away. Dining room, front office.... bedrooms and bathrooms upstairs and soft Berber carpets blanket the floors in all of them...the laundry chute in the walk-in master closet. Brilliant. This home gathers momentum. The details that flourish here hint of the care that has gone into making this property a hallowed, and cherished place. Door handles are the same everywhere...drapes billow down from windows in colour schemes that only an artist could craft... I am hooked. Moldings cover every wall and hallway. They are chunky and are unmistakably reminiscent of the old world...Europe - Victorian life that could never have been as easy as it would be to live here. I feel an excitement and a quickening of my heart and soul that I have not felt in some time. This house is divine. Welcoming. It is sophisticated, yet unpretentious. It screams not "Come and impress here" but "Come and make your memories here."

My mind is made up. I turn to my husband and smile because I know he is thinking the same thing. We are finally here. This is not just a house. We are at 25 Woodhaven Crescent, and we are home.