

*Welcome to  
3 Lynx Meadows Court*



*Courtesy of:  
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Royal LePage  
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## Spacious Great Room

**This Elegant** 2 story has over 3300 square feet of inviting living space. Soaring high ceilings, bright with the warmth of a south exposure and thoughtfully constructed with numerous quality extras, this warm and sophisticated home is truly a rare find.

### Gourmet Kitchen:

Settle in and enjoy the pleasures of working in this beautifully appointed kitchen. Great storage space with plenty of rollout drawers, oversized walk in pantry and huge centre island with eating bar make organization a breeze. Durable granite counters, handy



double sided stainless steel sinks and top quality appliances make creating your culinary masterpieces fun. Included you will find

- Silent clean Bosch dishwasher
- Easy care Kitchen Aid flat range top/ convection oven
- Large matching double sided Amana Fridge.
- Built in clean filtered water tap

- Energy efficient Halogen lighting
- Easy care ceramic flooring in soft neutral tones
- Spacious eating nook with walkout to large deck and outstanding views

### Great Room & Dining Room :

This spectacular room invites you to relax while savouring the peaceful country setting through soaring floor to ceiling windows. Enjoy the easy light warm gas fireplace on those cold winter evenings.

This spacious dining room is surrounded by



## Gourmet Kitchen

elegant columns and invites quiet dining. Large enough to accommodate any sized hutch and suite.

### Powder Room:

Two piece bath discreetly located near back entrance. Oak cabinets, easy care ceramic tile floors and stylish barber shop sink.

### Den/library

Bright and functional with privacy double French doors.

## Upper Level

### Family Room:

Warm and inviting this room boasts:

- Beautiful gas fireplace with dry pack rock surround and oak mantle. Handy remote for instant on/off control.
- Warm oak floors and sunny west exposure for



## Elegant Master and Ensuite Bath



### Wet Bar:

- Elegantly finished with European hammered stainless steel sink
- Stylish bevelled mirror surround and clean glass shelving
- Granite counter top with quick water dial faucet

### Powder Room:

Two piece bath discreetly located near back entrance. Oak cabinets, easy care ceramic tile floors and cultured marble counters and sink.

### Main Floor Laundry:

Finished with handy sink, cabinets and built ins for tons of storage. Convenient hide-away ironing board and bright window for good natural light.

### Master Bedroom:

Enter this spacious room through double oak doors. Enjoy the privacy and soft light filtered through the carefully designed 'Group of Seven' replica stained glass window.

- Bright parent retreat area with warm oak feature wall and fireplace
- Elegant ensuite with large jetted soaker tub

tons of natural light.

- Elegant French door to hallway gives separation for added entertaining comfort



## Cathedral ceilings and soaring windows

- Classic ceramic tile floor with inviting underfloor heat for those chilly winter evenings
- Oversized stand up shower
- Low profile toilet and 'quiet' venting fan
- Walk-in closet with built in organizers and stylish full mirrored doors
- Oak vanity and double sinks with high end Grohe faucets and granite counter tops.
- Glass block windows for light and privacy

### Den/library

- Warm and inviting with oak lined ceiling and oak built in bookshelves
- Large bay window with outstanding view of C.O.P.



## Bright 2nd Bedroom with full ensuite

### Bedrooms 2 & 3

Spacious and bright with plenty of cupboard space.



Professionally Developed Basement with Warm and Bright Family Room.



### Rec Room:

- Large above ground windows for good natural light
- Plenty of space for any sized pool table
- Wet bar area with oak panelled ceiling and plenty of cupboards and pullouts for good storage

### Bedroom:

Well lit with oversized Pella windows and internal privacy blinds. Huge closet. Conveniently located near full 3 piece bath. Great private room for guests.



### Bright lower bedrooms

#### Sauna & Solarium:

- Full cedar lined sauna
- Solarium has beautiful cedar walls and is finished with high end Pella windows and french doors to exterior.
- All windows have inter pane dust-free privacy blinds
- Large fully equipped hot tub
- Heritage stone flooring continues through to outside patio and fully landscaped yard

#### Extras:

- Large triple attached garage, fully insulated,

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#### Extras:

- Large triple attached garage, fully insulated, drywalled and heated with newer garage door opener and 2 controls
- Most windows replaced with high end Pella Low E windows.



Outstanding View & Beautiful Country setting