

27 Schooner Drive

THE
kate broddick
TEAM

REVEL.
REALTY INC., BROKERAGE

EXTERIOR:

- All brick exterior with hardboard accents
- Professionally landscaped
- Concrete driveway
- Balcony from second floor overlooking the front of the house
- Enclosed back porch with painted concrete floor (excluded mobility railing)
- Covered second porch in the backyard
- Flood light to illuminate backyard
- Receptacle on front porch for Christmas lights
- Power in back of house for a hot tub

INTERIOR:

- All light fixtures have been replaced with LED lights from Avenue Lighting in Brantford (2024)
- UV film added to all windows on the main floor
- Luxury vinyl flooring throughout main living spaces (2025)
- All carpets through the home replaced with high end carpeting (2025)
- California shutters on most windows
- New furnace & air conditioning (2025)
- Entire home repainted other than primary bedroom (2024)

FOYER:

- Phantom screen on front door to allow in cross breeze
- Front closet with light inside

DEN:

- 10 foot ceilings
- Custom cabinets with butcher block counter
- California shutters (removed but in basement)
- Large window with lots of natural light
- Doors could be added to change this into another bedroom on the main floor if needed

POWDER ROOM BATHROOM:

- New vanity, mirror and quartz countertop (2024)
- New fixtures & high end toilet (2024)
- New vanity light (2024)
- Storage above toilet

DINING ROOM:

- California shutters (removed but in basement)
- Double pocket door entry
- Pocket door into kitchen

KITCHEN:

- High end Fisher & Paykel induction stove & fridge (2024)
- New dishwasher (2024)
- Freshly painted cabinets
- Updated backsplash & quartz countertop
- Exhaust range hood (2024) vented outside
- Microwave in pantry (plug)
- Beautiful pendant lighting (Avenue Lighting)
- Pull outs in lower cabinets for easier access and storage

BREAKFAST AREA:

- Patio doors to the enclosed porch
- California shutters in basement for patio door
- California shutters on window
- Beautiful light fixture (Avenue Lighting)

LIVING ROOM:

- 3-sided fireplace between living and breakfast area
- Large windows letting in tons of natural light
- 18 foot ceilings for a grand feeling
- Loft upstairs overlooking the living room

PRIMARY BEDROOM:

- Located on the main floor
- California shutters
- New carpet (2025)
- Exclusion - mobility rail in bedroom

PRIMARY ENSUITE BATHROOM:

- Completely redone in 2024
- California shutters with privacy window
- New vanity with quartz counters and updated faucet
- New round mirror & vanity light, exhaust fan
- Shower with glass door & new high end toilet
- LVP flooring
- Exclusion - mobility pole in bathroom

LAUNDRY ROOM:

- On main level just off the garage
- Stackable washer and dryer

SECOND LEVEL BEDROOM/FAMILY ROOM:

- Multi purpose space - currently been used as a bedroom but could also be a family room
- Door to second floor balcony
- Perfect for guests; could be their own private suite

ADDITIONAL BEDROOM:

- California shutters
- New carpet (2025)

BATHROOM:

- New vanity with quartz countertop, new mirror, new medicine cabinet and new fixtures (2024)
- New high end toilet
- Tub surround for easy cleaning

GARAGE:

- Freshly painted
- Corner cabinet & additional shelving (2) for storage
- Exclusion - horizontal mobility rails

COMMUNITY:

- The lakeside infinity deck and swim dock is available with preferred access behind David's restaurant
- Private dog park
- Community social events & monthly newsletter
- The Links at Dover Coast offers a championship golf course and four world-class pickleball courts. The back nine holes are operational, with others being groomed for future play.