



## 61 Adena Meadows Way

**Location: Aurora**

**Acreage: 1.4 Acres**

**Price: \$4,400,000.00**

Elegant French Provincial Country home on 1.4 acres, one of a small collection of distinctive residences located in the gated community of Adena Meadows. Set amid the rolling hills of the Oak Ridges Moraine and surrounded by the exclusive Magna Golf Club, Adena Meadows is conveniently located within the GTA, just minutes from the Aurora GO Train station, Hwy. 404 and several of the finest private schools.

This immaculate stone residence with its formal landscaping, spaciouly proportioned rooms, finest quality materials and finishes and master craftsmanship is ideal for formal entertaining and perfectly suited to a luxurious and relaxed family lifestyle.

The main floor features a huge great room with 15 foot tray ceilings, extensive windows, walk-out to the rear patio and stone fireplace. Off the great room is the library/office finished in fine butternut cabinetry. The gourmet kitchen with centre island, quality appliances and breakfast area is open to the family room which includes a stone fireplace, built-in cabinets and a walkout to the barbeque patio. On this level are 3 bedroom suites, including the master suite with 11 foot ceilings, 2 fully equipped bathrooms plus his and her walk-in closets. The main floor is finished with 4 inch oak flooring. A second storey loft provides a private suite which includes a bedroom, 4-piece bathroom and a large sitting area/rec room.

**Presented by**

**Murray Snider,**

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# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

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The basement is fully finished and includes a media room with hardwood floors, stone fireplace and a wet bar complete with sink, bar fridge and dishwasher. Other features of the basement include a games room sized for a pool table, a rec room, wine cellar, a 2nd laundry room plus a large storage room with extensive built-in oak storage units. Also on this level is a full washroom and a pantry with 2nd Sub Zero Fridge and Freezer.

### General Features and Specifications:

#### Heating and Air Conditioning

- 2 high efficiency gas furnaces complete with Hepa Air filtration system and Nortec Steam Humidifiers (3rd gas furnace and a/c in loft).
- 3 air conditioning units
- Automated front exterior hydrosonic snow melt system

#### Water Treatment

- Water purification system includes UV light & carbon filter
- Sodium free water conditioning system
- 2 Navien, on demand, gas water heaters

#### Electrical

- 400 amp service
- Halogen lighting throughout
- Eureka Central Vac
- House wired for internet access, video and audio (Bang & Olufsen Sound System)
- Alarm system

#### Exterior

- Sawn- cut premium limestone
- Copper eaves troughs , downspouts, fascia, soffits and cornice mouldings
- Cedar shingle roof
- Circular driveway with twin wrought iron security gates
- Complete irrigation system

#### Garage

- 3-car garage with garage door openers
- Heated, tiled floor
- Finished walls and ceiling
- Storage closet with sink