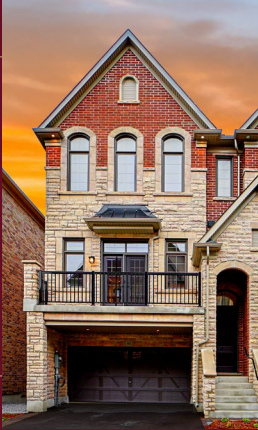


# BROWNSTONES

AT ANGUS GLEN

# BLOCK 1 UNIT 1

15-3 ELEV. A3



1,885 SQ.FT.

3 BEDROOMS | 2 BATHROOMS | 1 POWDER

Live steps from nature without leaving home. 4163 Major Mackenzie Drive East sits in a quiet enclave, surrounded by trails, greenery, and peaceful open spaces: a private retreat that blends effortlessly with your everyday life.

ADDRESS:

4163 MAJOR MACKENZIE DR. E., MARKHAM

PRICED AT:

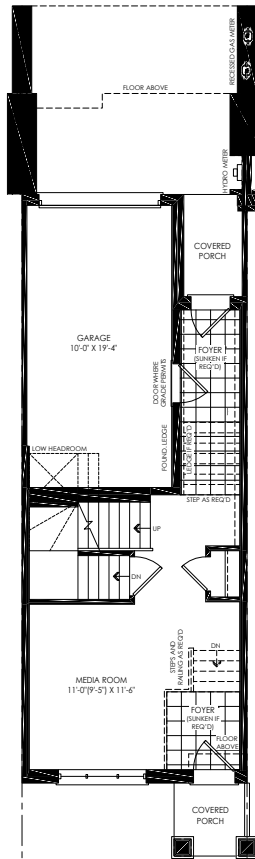
**\$1,518,000**

WITH EXTENSIVE INCENTIVES PACKAGE

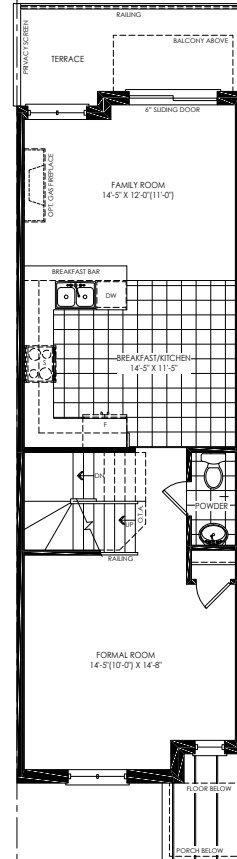
## ADDITIONAL UPGRADES TO INCLUDE:

### EXTRA VALUE ADDED: \$80,000

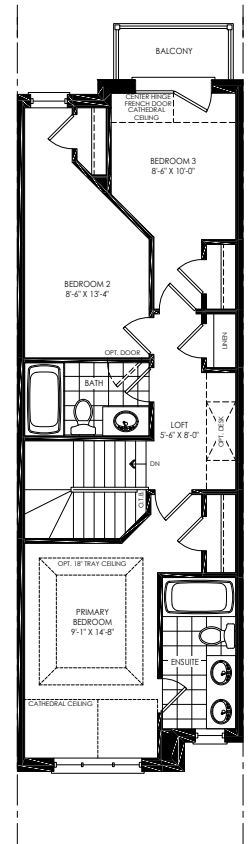
- Vintage engineered hardwood flooring throughout, including kitchen
- Cornice moulding on main floor and upper hall
- Silestone quartz kitchen countertop with waterfall leg
- Upgraded Blanco sink
- Upgraded American standard toilets throughout
- Upgraded wrought iron railings
- Smooth ceiling throughout
- 12"x24" Upgraded porcelain tiles
- Grohe gold kitchen faucet and gold plumbing fixtures in the master ensuite
- Benjamin Moore custom paint colour
- Electric fireplace in family room
- TV conduit above fireplace
- Stainless steel appliance package:
  - Sub Zero 30 built in refrigerator,
  - Wolf 30 Gas Range 4 burner (including gas line).
  - Wolf 30 microwave
  - Sirius wall hood fan
  - Bosch dishwasher



GROUND LEVEL  
ELEV A



SECOND LEVEL  
ELEV A



THIRD FLOOR LEVEL  
ELEV A

## CONTACT

**ANGELA PICARD**

ANGELA@KYLEMORECOMMUNITIES.COM | (416) 520-9566

Materials, specifications & floorplans are subject to change without notice. All house renderings are artist's conceptions. All floorplans are approximate dimensions. Actual usable floor space may vary from the stated floor area. The square footage includes open to above areas. E.& O.E.

**KYLEMORE**<sup>®</sup>  
LIVE. WELLNESS.

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