

STONEY CREEK

*21 Lakegate Drive*

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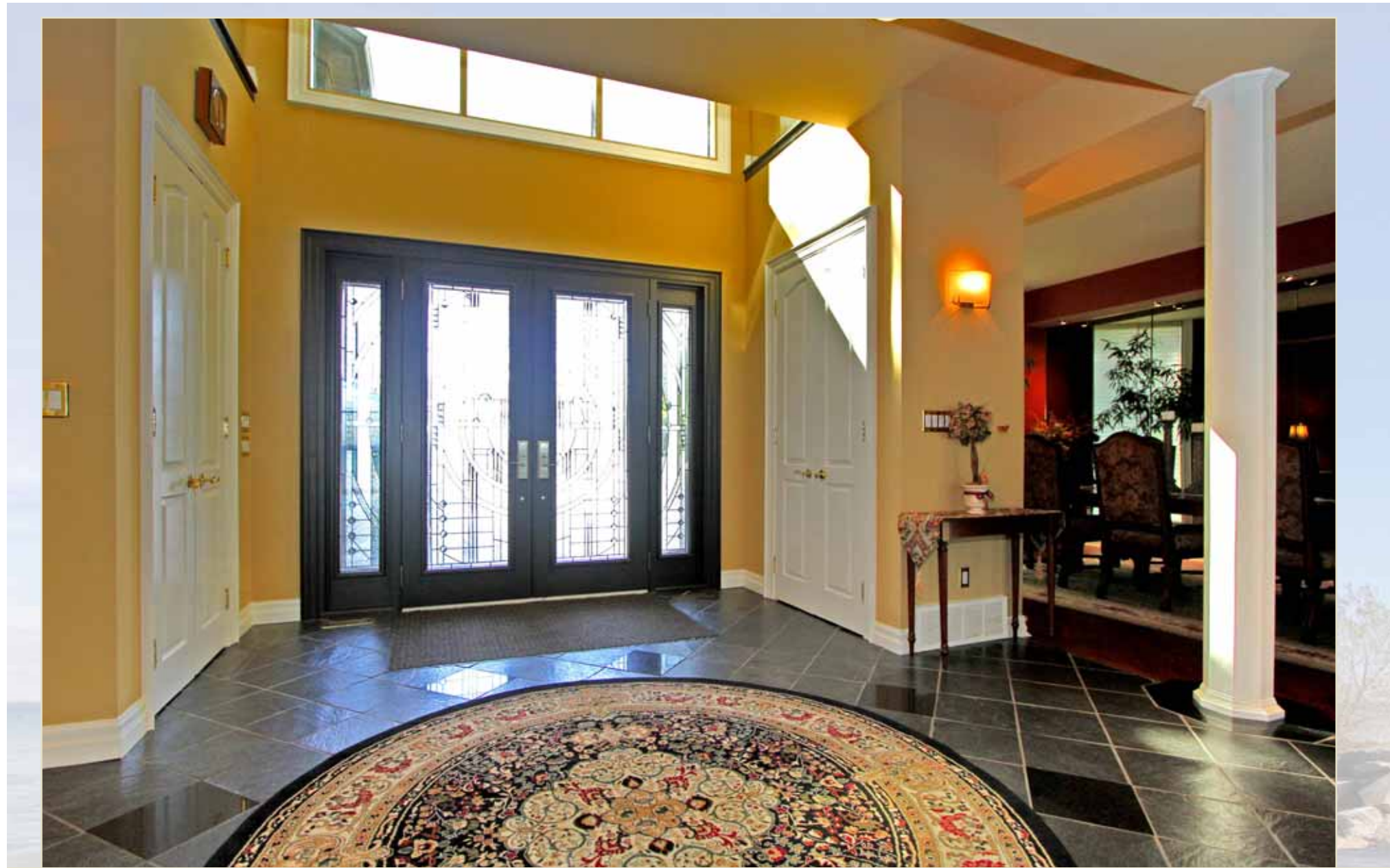


# *Lakeview Paradise*

A ONCE IN A LIFETIME SETTING IS AWAITING THE VISIONARY WITH A DESIRE TO CREATE A LEGACY OF THEIR OWN. THIS MODERN AND SLEEK ABODE CARRIES A RARE BLEND OF NATURE AND HOME CREATIVITY, HARMONY, ARTISTRY AND PURE LUXURY NESTLED ON A 1/3 ACRE PRIME WATERFRONT LOT.



THIS ONE OF A KIND CUSTOM HOME IS MUCH ADMIRERD AND APPOINTED WITH A SOPHISTICATED DESIGN, OUTSTANDING QUALITY BUILDING, AND EXTENSIVE USE OF GRAND STONE AND ENGINEERED MIRROR WALLS. THIS BEAUTIFUL HOME HAS MANY UNIQUE DETAILS AND ULTIMATE FINISHES; IT IS TRULY AN ARCHITECTURAL MASTERPIECE!



# *Grand Foyer & Stairs*

INVITING ENTRANCE WITH GRAND HALL  
LEADING UP TO A UNIQUELY STYLED GLASS  
STAIRCASE SURROUNDED BY ROMAN PILLARS.  
IMPRESSIVE OPEN STAIR CASE.



## *Dining Room*

GRACIOUS DINING ROOM OFFERS POT LIGHTS, MIRROR WALLS AND FULLY EXTENDED WINDOWS FROM TOP TO BOTTOM; OVERLOOKS TO FAMILY ROOM AND LAKE.



# *Family Room*



SPECTACULAR VIEW OF THE LAKE AND CITY SCOPE BEYOND THAT CAN BE SEEN THROUGH THE DYNAMIC GLASS WALLS, WHILE THE ENTERTAINING WET BAR AND COZY FIREPLACE PROVIDE A COMFORTABLE AND ARTISTIC ATMOSPHERE. A UNIQUE CURVED DESIGNED WET BAR IS A GREAT PLACE TO INDULGE IN STYLE WITH DRINKS AND SNACKS, ADDING INVITING ELEGANCE.



# *Kitchen*



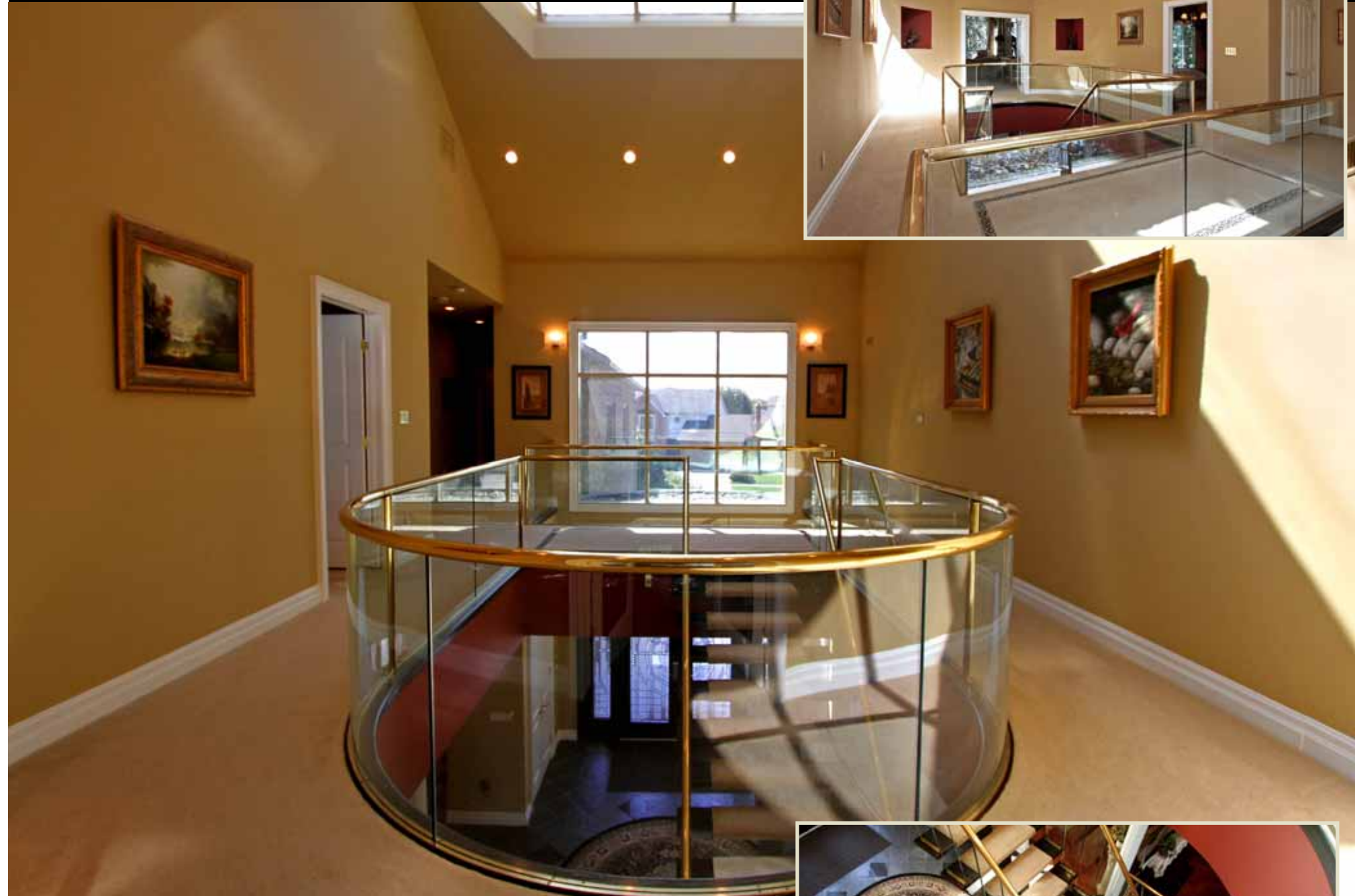
THE BRAND NEW KITCHEN FEATURES A WALK IN PANTRY, BREAKFAST BAR AND CUSTOM DESIGNED BACKSPLASH THAT COMPLIMENTS THE STAINLESS STEEL APPLIANCES. THE CENTER ISLAND HAS BUILT IN A WINE RACK.



# *Breakfast*

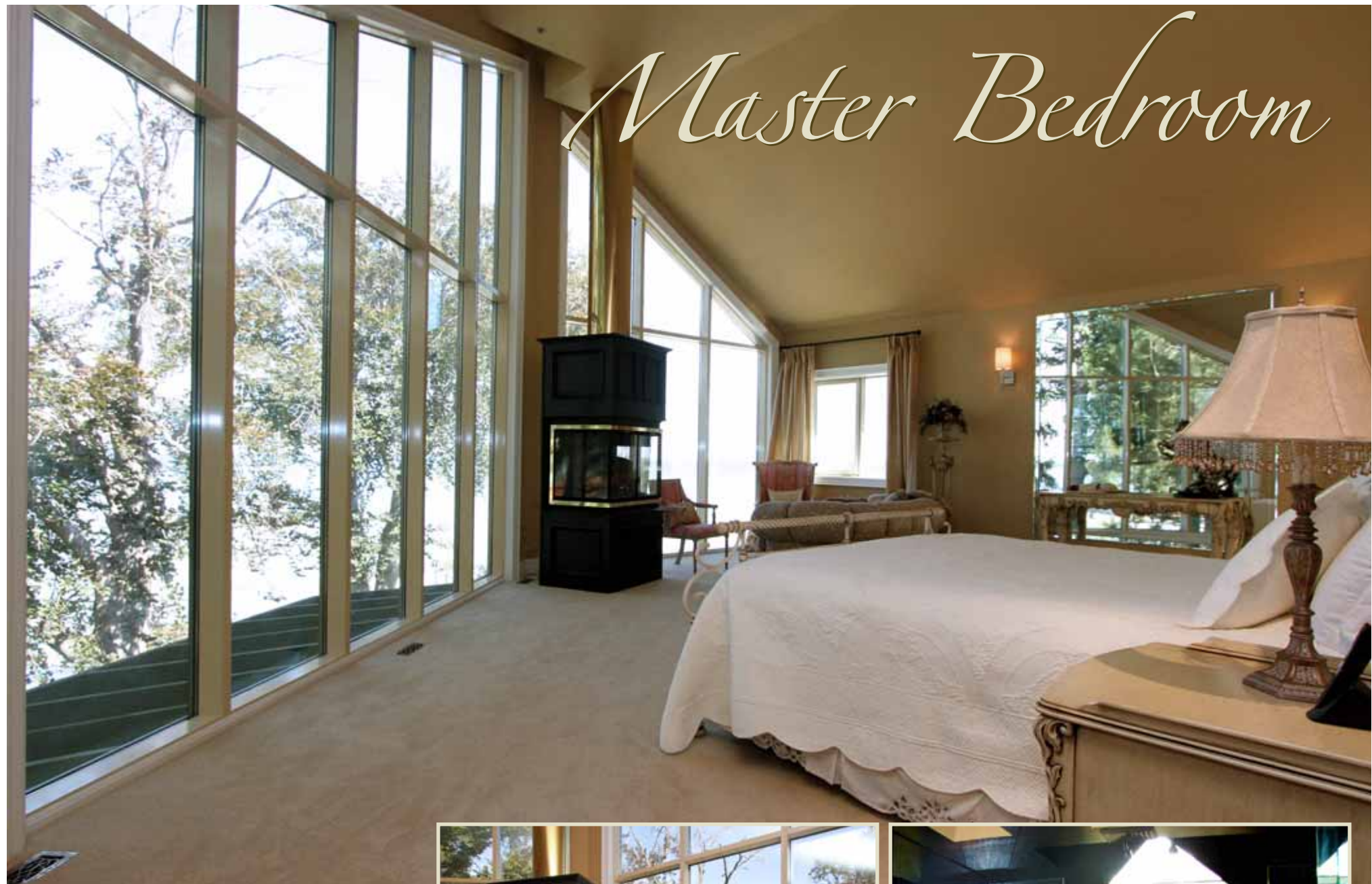
IMMACULATE BREAKFAST AREA WITH A PICTURESQUE VIEW OF SKY, WATER, GARDEN AND POOL. IT OVERLOOKS THE FAMILY ROOM, INCLUDING GLASS CATHEDRAL CEILING AND GLASS WALL WHICH ALLOWS AN ABUNDANCE OF SUNLIGHT PROVIDING WARMTH AND A CHEERFUL ENVIRONMENT.

# *Upper Level Hallway*



THE 2ND FLOOR HALLWAY FEATURES  
CATHEDRAL CEILING, SKYLIGHT, POT LIGHTS,  
LARGE WINDOWS, NICHE, AND IS TRULY  
A GALLERY OF CONTEMPORARY ARTS!

# Master Bedroom



THE PROFUSIOUS MASTER BEDROOM EVOKES THE FEELING OF A PRIVATE RETREAT WITH ITS AMPLE PROPORTIONS AND PANORAMIC LAKE VIEW. IT INCLUDES CATHEDRAL CEILING, GENEROUS SITTING CORNER WITH GAS FIREPLACE; CREATING A PEACEFUL RESTING PLACE. HOTEL CHIC!!



## Ensuite

THIS AMAZING SPA LIKE LUXURY 6PC ENSUITE WITH SKYLIGHT, NEW CABINETS AND SINKS.



## *Bedrooms*

THE ADDITIONAL THREE BEDROOMS ARE MAGNIFICENT; EACH OF THEM HAS ITS OWN DISTINGUISHED & DISTINCTIVE STYLE. THE MAIN BATH FEATURES AN OVER SIZE JACUZZI; ONE OF THE BATHROOMS MOUNTED WITH STEAM BATH, CD, TV, RADIO, AND TELEPHONE.





*Backyard*

LAKE ONTARIO...  
IN YOUR OWN BACKYARD



FULL ACCESS TO LAKE AND BEACH; WITH SWIMMING POOL, CABANA, PUTTING GREEN, PICNIC SPOT, 3 TIERED DECKS, INTERLOCKING, AND PERENNIAL LANDSCAPING. WHAT A LUXURY RESORT LIKE LIVING, ENJOY THE SCENIC VIEW OF SKYLINE, SUNSET AND THE SOOTHING SOUNDS OF THE LAKE.



# Special Features :

## UTILITIES:

- Two newer High Efficiency Furnaces, Electronic Air Cleaners, Vanvee Heat Recovery Ventilation System
- Professionally engineered H.V.A.C. System
- Dual Carrier Air Conditioner

## ADDITIONAL FEATURES:

- Exterior: Stone and Engineered Mirrored Glass Cedar Shake Roof
- Interlocking Driveway and Backyard
- New Stainless Steel Fridge, Stove, Dishwasher.
- New Washer and dryer
- Solid Oak Inside Doors
- Interior Sprinkler and Fire Control System
- Sensoround Sound System in Living Room, Basement and Patio Area
- Alarm System
- Garage door Openers and Remotes
- Central Vacuum and Attachments
- Colder Cellar room in Basement

## LAKEFRONT YARD:

- In-ground Pool with newer Liner, Safety Cover, Pump, Filter and Brominator
- 3 Tier Deck
- Shuffle Board Court, Three Hole Putting Green
- 3'5" x 8' Stone and Cedar Cabana- Kan-Roll Storm Shutters-Back Lite Cabinets

## INTERIOR

### MAIN LEVEL:

#### FOYER: 15.42 x 14.76

- Slate flooring with Granite accents
- Sixteen foot Skylight at top of 30 foot Foyer
- Designer Glass Floating Staircase
- Two Closets features 8' solid oak doors

#### FAMILY ROOM: 27.56 x 24.28

- 12 foot height ceiling
- Halogen pot lightings
- Built in entertainment Centre, lighted glass block and Oak Wet Bar
- Granite-faced gas Fireplace
- Oak hardwood flooring

#### DINING ROOM: 21.92 x 12.80

- Mirrored Walls
- Oak hardwood flooring
- Top to Bottom Window
- Pot lights

#### BREAKFAST ROOM: 18.04 x 12.37

- 2 Storey glass Cathedral Ceiling
- Glass Side Bar
- Oakwood Floor with Granite Border
- French Door
- Pot Lights
- Walk Out To Sundeck

#### KITCHEN: 13.78 x 13.78

- Brand New Custom Kitchen
- Granite Counter Tops
- Fully mounted Marble & Glass Backsplash
- Marble Centre Island
- Walk-In Pantry
- Stainless Steel Appliances

#### CHANGE ROOM:

- Easy Access to Deck and Pool Area
- Shower

#### LAUNDRY ROOM:

- Chute from second floor to Laundry Room
- New Washer & Dryer

### UPPER LEVEL:

#### HALLWAY

- Cathedral Ceiling
- Large Sky Light
- Pot Lights
- Large Windows
- Niches

#### MASTER BEDROOM: 25.26 x 20.87

- French doors leading to Master Bedroom
- Complete Glass Wall Overlooking Lake Ontario
- Custom Cathedral Ceilings
- Large comfort sitting area with Gas Fireplace
- New Carpeting
- Two Walk-in Closets – Custom Built Dressers

#### 6 PC ENSUITE

- Oversized Jacuzzi Tub
- New Marble Counter & Sinks
- Designer Glass Shower
- Top to Bottom Window & Sky Light

#### BEDROOM: 29.50 x 10.50

- Cathedral Ceiling
- Walk-out to deck
- Ceiling to Floor custom Oak Closet
- Ensuite Privilege

#### BEDROOM: 14.86 x 14.44

- Coffered Ceiling
- French Door
- Walk-out to balcony overlooking Breakfast Area and Lake
- Ceiling to Floor Window
- Double Closets
- Custom Bathroom with Oversize Jacuzzi Tub

#### BEDROOM: 13.68 x 13.45

- Cathedral Ceiling with Skylight
- Double Closets
- Heated Porcelain Tile Floor Bathroom
- Newer Steam Room equipped with CD, TV, Radio and Telephone

# The Community of Stoney Creek:

- Stoney Creek is located on the south shore of western Lake Ontario, which feeds the watercourse of Stoney Creek as well as several other minor streams.
- The historic area, known as the “Old Town”, exists below the Niagara Escarpment. It is also a part of the winery region.
- Stoney Creek is among the fastest-growing parts of Hamilton, its detached housing growth remains strong in development.
- Stoney Creek is served by the Queen Elizabeth Way, Hamilton GO Station and the public transit of Hamilton Street Railway. It has convenient Access to Highways.
- The Peach Festival and The Stoney Creek Flag Festival are held every summer.
- Newport Yacht Club is just minutes away, as well as the Fifty Point Marina.
- Well-known miles of Water Front Walking trails and lakeside bike paths that lead into Burlington.
- The distance and time between Stoney Creek and other popular destinations are:

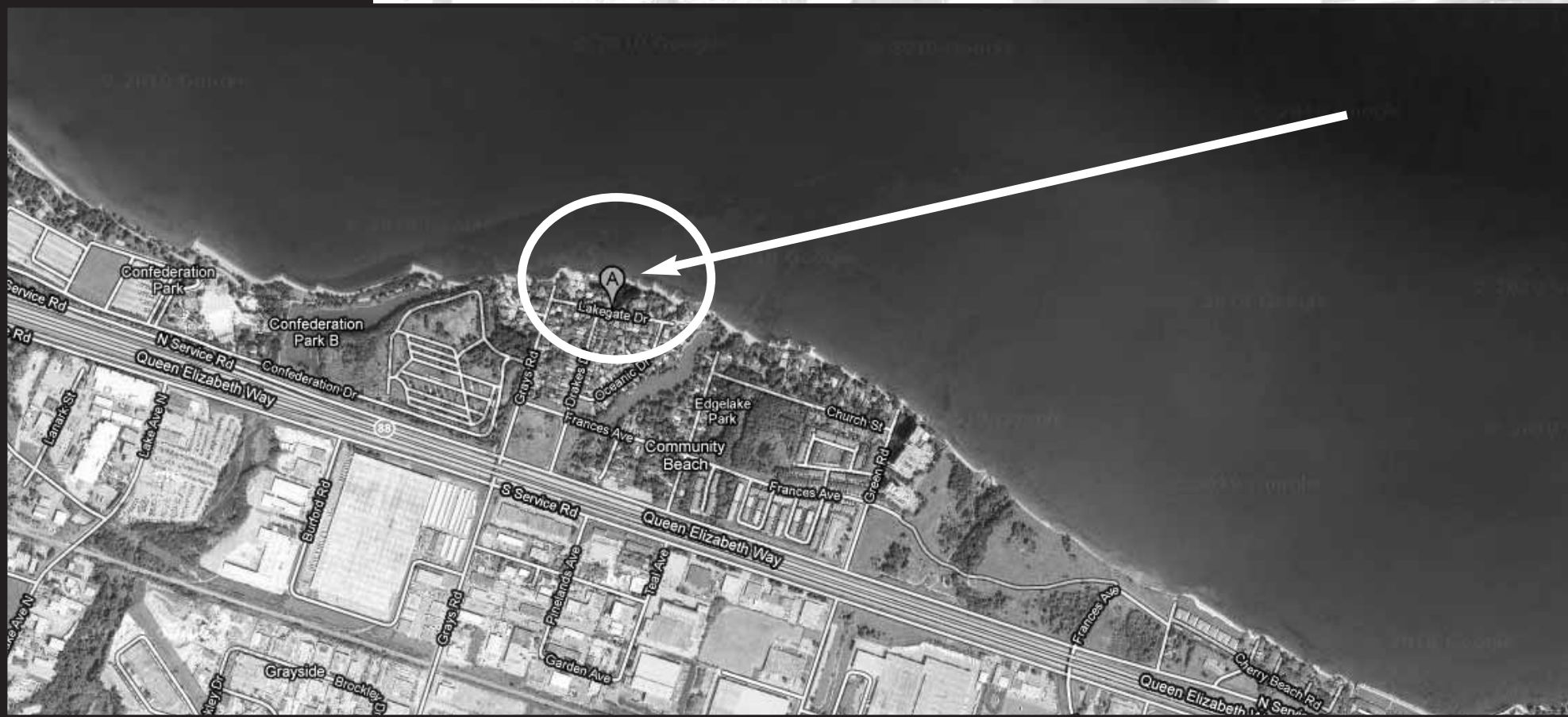
<b>DESTINATION</b>	<b>DISTANCE</b>	<b>TIME</b>
Toronto	58km	47mins.
Niagara Falls & US Border	63km	49mins.
Burlington	20km	21mins.
Oakville	32km	27mins.
Hamilton GO Station	11km.	18mins.
McMaster University	25km	24mins.
Royal Botanical Gardens	20km	21mins.
African Lion Safari	51km	48mins.

## Listing Information

<b>ADDRESS:</b>	21 LAKEGATE DRIVE STONEY CREEK
<b>POSSESSION:</b>	90-120 DAYS OR TBA
<b>LOT SIZE:</b>	61.95 X 247.6 FEET
<b>TAXES:</b>	\$14,923.94 / 2010

ALL information contained herein has been supplied by the Vendor to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Meadowtowne Realty, Independently Owned & Operated.  
ALL measurements are approximate.

# *21 Lakegate Drive Area Map*



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Broker

*Your Satisfaction is my Success*



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2005-08



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TOP 3% PRODUCER IN CANADA



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