



22 EDGECLIFFE CRESCENT



**Presented by
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SAM SIMONE**



Sophisticated and elegant, this fully-upgraded one-level home is the ideal County retreat with its own private waterfront cove and spectacular views over Picton Bay! With a low-profile presentation on the street, 22 Edgecliffe opens up on the waterside with dramatic gables, walls of glass and exquisitely-landscaped grounds.

Watch the sailboats drift by from the gazebo or the tiered decks! Walk to town from this convenient location halfway between Picton's shops and the golf course!

Inside, the house has been carefully designed to offer an idyllic lifestyle: two gracious sitting rooms with fireplaces, an outstanding chef's kitchen open to the dining room, two guest bedrooms and a spectacular master suite sited to take full advantage of the views. A separate studio space is extremely versatile: home office? Hobby room? A private den? A separate office at the front of the house is ideal for your computer as well.

We invite you to visit this unique property and to appreciate its exemplary finishes and generous spaces on one of Picton's most-admired streets!

MAIN LEVEL

Foyer:	12'6" x 10'9"	Ceramic tile floor, closet, walk-out to garage.
Living Room:	21'10" x 15' 6.65m x 4.57m	Maple hardwood radiant heated floor, stone gas fireplace, walk-out to terrace, halogen lighting, gabled ceiling, overlooks garden and water, ceiling fan.
Dining Room:	11'10" x 13'10" 3.61m x 4.22m	Hardwood floor, halogen lighting, built-in wine cabinet with granite top, overlooks garden and water.
Kitchen:	17'8" x 13'6" 5.38m x 4.11m	Maple hardwood floor, granite counter tops, subway tile backsplash, halogen lighting, pantry wall, double sink, center island/breakfast bar (which features: granite counter top, Kenmore Elite stove top), overlooks garden and water, Kenmore Elite oven, GE Profile built-in microwave, Samsung refrigerator/freezer, Inglis dishwasher.
Family Room:	19'2" x 14'2" 5.84m x 4.32m	Hardwood floor, gas fireplace, overlooks yard.
Master Bedroom:	17'4" x 13'8" 5.28m x 4.17m	Ceramic tile radiant heated floor, gas fireplace, 4-piece ensuite bathroom (with whirlpool tub), halogen lighting, walk-in closet, overlooks water, walk-out to terrace, ceiling fan, gabled ceiling.
Bedroom:	12'7" x 11'3" 3.84m x 3.43m	Hardwood floor, overlooks yard, closet, ceiling fan.

Bedroom: 12'8" x 8'10"
3.86m x 2.69m Hardwood floor, overlooks yard, closet, ceiling fan.

4-piece bathroom

Studio: 19' x 11'6"
5.79m x 3.51m Ceramic tile radiant heated floor, halogen lighting, 2 walk-outs to garden, overlooks garden and water, gabled ceiling, ceiling fan.

Office: 11'4" x 9'
3.45m x 2.74m Hardwood floor, overlooks garden, built-in cabinet.

Laundry: 12'3" x 8'
3.73m x 2.44m Ceramic tile radiant heated floor, built-in desk, closets, Frigidaire Freezer, Kenmore refrigerator/freezer, Whirlpool washer Whirlpool dryer, 1-piece bathroom.

ADDITIONAL INFORMATION

Legal Description: PLAN 15 PT LOT 3 RP 47R3138 PART 1 & ROW.

Lot Size: 150 feet x .83 acres (see survey).

Taxes: \$4,223.86 (2011).

Possession: To Be Arranged.

Inclusions: All electrical light fixtures, all window coverings, Kenmore Elite stove top, Kenmore Elite oven, GE Profile built-in microwave, Samsung refrigerator/freezer, Inglis dishwasher, Frigidaire Freezer, Kenmore refrigerator/freezer, Whirlpool washer Whirlpool dryer.



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