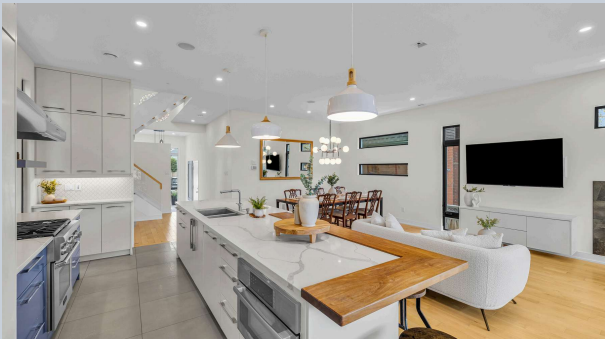


Welcome to

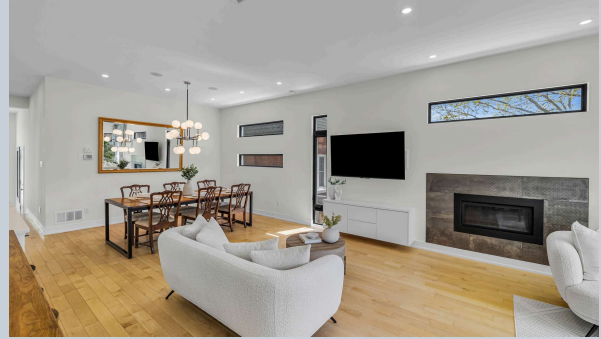
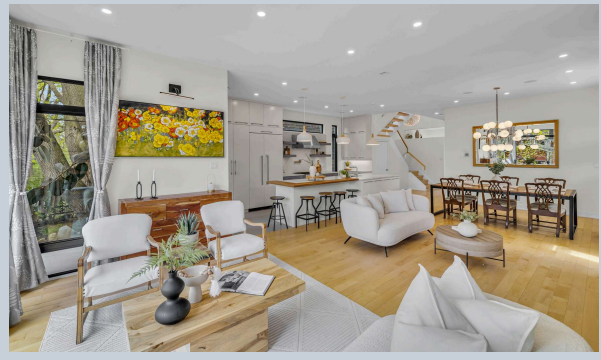
92 Grange Avenue



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This brilliantly designed custom home is optimally located near the shops, restaurants & cafes on Wellington and steps to Tunney's Pasture & LRT. Enjoy walking to the Bagel Shop, Bridgehead, Thyme & Again, Supply & Demand, just to name a few. Exquisite architectural features, geometrical harmony of expansive windows from floor ranging up to 8 feet tall, designed to create seamless indoor-outdoor views plus numerous details and finishes set this home apart from other new and newer builds. Open concept main level with 10' ceilings and so much natural light from the south & west-facing windows. The spacious kitchen includes an expansive 13' island with beautiful walnut trim, quartz counters, Thermador appliances, and access to a covered deck with natural gas BBQ. The oversized living room features a gas fireplace and views of the backyard. The design of the second level is highlighted by vaulted ceilings and partially open risers that flood additional light to the first level. Primary bedroom includes walk-in closet with 5.5 ft tall window, window seat, balcony access & double-sided fireplace. The luxurious 5 piece ensuite enjoys the double-sided fireplace, heated floor, and gorgeous tiles. Three additional bedrooms, full bathroom with heated floor & laundry room complete the second floor. Fully finished basement with in-floor radiant heating, in-unit laundry, separate HRV, with large windows and walkout can be used as in-law suite or it can easily be additional living space. Rough-ins for EV outlet, central vac, hot tub, & for possibility of future gas FP in basement. Automation includes Control 4 system for alarm, security cameras, audio zones & more, Cat 5 hard wiring in each upstairs room. A wide garage with 12 ft high ceiling creates ample room for storage. Impossible to list all of the amazing features of this home. Rarely are homes like this offered in the market. This is a must see to fully appreciate it!





MAIN LEVEL

Foyer	10'0" x 8'0"
Living Room	19'11" x 15'6"
Dining Room	15'5" x 12'0"
Kitchen	20'4" x 8'0"
Bathroom	2-piece
Covered Deck	8'2" x 7'2"

SECOND LEVEL

Primary Bedroom	15'6" x 14'4"
Ensuite	5-piece
Walk-in Closet	11'4" x 7'0"
Bedroom	13'4" x 12'7"
Bedroom	13'3" x 10'10"
Bedroom	12'1" x 11'11"
Bathroom	4-piece
Laundry Room	7'5" x 6'6"
Balcony	8'2" x 7'2"

BASEMENT

Living/Dining Room	20'2" x 14'3"
Kitchen	11'6" x 8'0"
Bedroom	12'4" x 11'4"
Bathroom	3-piece
Laundry Room	5'0" x 4'6"
Storage Room	

INCLUSIONS

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Light Fixtures, All Currently Installed Window Blinds, Built in Cabinet below TV in Living Room, Auto-Garage Door Opener + Remote(s), Hot Water Tank, Shelving in Garage, Natural Gas BBQ, Built-in Microwave, Curtains in Living Room & Primary Bedroom.
 Basement: Refrigerator, Stove, Washer/Dryer Combo Unit, Microwave

Bedrooms: 4+1

Bathrooms: 4

Neighbourhood: Wellington Village

Year Built: 2018

Lot Size: 33 x 107.46

Possession: 90 Days / TBA

Style: Detached, 2 Storey

Exterior: Hardboard, Metal/Steel Siding

Parking: 3

Garage: Single Car Attached

Heating: Forced Air / Natural Gas, In-Floor Radiant

Cooling: Central Air

Taxes: \$13,385.27 / 2025





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HIGHLIGHTS

92 Grange Avenue

Striking Architectural Design

- Bright and spacious entry foyer with 12 ft ceiling
- Dramatic floor-to-ceiling windows (up to 8 ft) create seamless indoor-outdoor living
- Thoughtful geometrical design maximizes light, flow, and visual harmony throughout
- Vaulted second level with partially open risers enhancing natural light to the main floor

Light-Filled Main Living Space

- Expansive open-concept main level with impressive 10' ceilings
- South and west-facing windows flood the home with natural sunlight
- Oversized living room with elegant gas fireplace and tranquil backyard views

Chef-Inspired Kitchen

- Stunning 13' centre island with rich walnut detailing
- Quartz countertops and premium Thermador appliance package
- Seamless access to covered rear deck with natural gas BBQ hookup
- Extended cabinetry and elevated design details for both beauty and function

Luxurious Primary Retreat

- Spacious primary suite with vaulted ceilings, built-in window seat and balcony access
- Walk-in closet featuring oversized 5.5 ft window
- Elegant double-sided gas fireplace shared with ensuite
- Spa-inspired 5-piece ensuite with heated floors, designer tile, and dedicated toilette space

Versatile Lower Level

- Fully finished basement with radiant in-floor heating
- Large windows and walkout providing exceptional natural light
- Ideal for in-law suite or additional living space
- Rough-in for future gas fireplace and separate laundry capability
- Separate HRVs

Smart Home & Modern Comforts

- Control4 home automation system (alarm, security cameras, audio zones & more)
- Cat 5 wiring in all upper-level rooms for seamless connectivity
- Two-panel electrical system with separate heating zones for efficiency

Exceptional Utility & Expansion Potential

- Rough-ins for EV charger, central vacuum, and hot tub
- Gas line connection for BBQ
- Oversized garage with 12' ceilings offering exceptional storage capacity



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