

Dunrobin Shores



112 Royal Troon Lane

\$725,000

CATHERINESWIFT
SALES REPRESENTATIVE

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Situated on a 1.16 acre lot with majestic pines and a circular drive and only steps from Club Link's Eagle Creek Golf Club*, this brand new 2,900 square foot, stone and stucco bungalow features superior construction and only the finest finishings throughout.

Follow the elegant flagstone pathway to the generous front step and enter into the soaring 12' foyer with generous coat closet and beautiful tile flooring. The home features maple hardwood flooring and deep baseboards throughout.

The dining room is bright and spacious and is handily served by the butler's pantry complete with walk-in pantry, custom cabinetry and Juperana Bahia 1 1/4" granite counters.

The home's great room is simply stunning with a custom mantle with marble surround that adorns the wood burning fireplace. Gorgeous custom built in shelving with beadboard backing will house all your entertainment equipment, and elegant French doors and arching palladian windows let in lots of natural light.

The kitchen features an eat-up bar, granite counters, custom cabinetry in two separate rich tones and a double sink with high end fixtures. The generous eating area features lots of windows.

The main floor laundry room features ceramic tile, custom cabinetry and honed travertine counters. The full bathroom next door is generous in size and also features ceramic tile flooring and honed travertine counters. The two extra bedrooms are very ample in size and feature lots of closet space.

The home's den features double French doors, is very generously proportioned and has a large closet and handy 3-piece ensuite bath with large walk-in shower so could easily serve as the home's fourth bedroom.

The master suite features a tray ceiling, has a walk-out to the rear covered porch for your morning coffee, has 2 generous walk-in closets and a luxurious 5 piece spa-like ensuite with high-end fixtures, beautiful tile floor and 1 1/4" ceasar stone counters. This home has a full Tarion warranty.

*This Club has been highly regarded by both golfers and course raters for years. Eagle Creek was fashioned from the design vision of legend Ken Venturi, winner of the 1964 U.S. Open, and remains his only design in Canada. Venturi routed the course through 230 acres of mature spruce forest which gives it the feeling of an isolated playground. It has been a favourite stop on the Canadian Tour, hosting the Tournament Players Championship from 1998 to 2001.



Year Built:	2010	Exterior:	Stone & Stucco
Garage:	Double Car Attached Garage, Inside Entry	Basement:	Unfinished
Heating:	Geothermal	Lot Size:	Imp: 131' X 301'
Schools:	Stonecrest ES, West Carleton SS, St Isidore School, All Saints Intermediate Catholic School, All Saints Catholic HS		