

Backyard Retreat



The Breakfast Area boasts a walk out to the wonderful Patio in the Backyard. Create many family memories in this "Pool Size" backyard that has been landscaped with mature Evergreens to provide privacy throughout all the Seasons. Quality landscaping includes a Flagstone Patio, Gardens, Trees, Shrubs and an In-ground Sprinkler System.



Welcome to 1183 Garden Road



Brand New Custom Home on Prestigious Lorne Park Cul-De-Sac



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- Magnificent IVA Homes Custom Built Home located in Prestigious Lorne Park
- Professionally Landscaped Lot rich in Detail, Uniqueness and Greenery
- Generous Great Room with Soothing Gas Fireplace featuring a Mantle and Custom Wall Units
- Gourmet Kitchen features Centre Island with Built-in Appliances, Walk-in Pantry, Caesar Stone Counters and much more
- Master retreat complete with spa-like 5-Piece Ensuite offering a freestanding Tub, huge separate Shower with glass enclosure, Radiant Heated Limestone Floor, decorative Mirror and Double Undermount Sinks with Marble Countertops
- Laundry Room conveniently located on 2nd level with Frontload LG Washer & LG Dryer
- Professionally finished Lower Level with Huge Open Concept Recreation Room, Bedroom/Exercise/Media Room, Separate Nanny Suite, 4-piece Washroom, Storage Room, Wine Cellar & Cold Cellar



Welcome Home to 1183 Garden Road ... The Hallmark of Fine and Rare Craftsmanship will immediately draw you to this home as you appreciate it from the road with the Ageless Appeal of the Natural Stone exterior.

Located in the Prestigious neighbourhood of Lorne Park on a 100 x 140 ft. fully landscaped lot surrounded by mature trees, providing privacy. Distinctive Custom Built Home by IVA Homes Ltd. is a jewel waiting for you to discover with 4+2 Bedrooms, 6 Washrooms and over 6,000 sq. ft. of exquisite Luxury Living Space. Truly a gem ready for you to create family memories in.



This Picturesque home is built with the utmost quality – giving you both the Detail and Richness “you and your family have always dreamed of”. All this is ready to welcome you as you move into the fabulous Lorne Park area, within walking distance of Lorne Park High School.



As you enter through the alluring front door with exquisite glass inlay, you will immediately be immediately welcomed by the Gracious Foyer with 10 to 20 ft. ceiling, Limestone Flooring, High Baseboards and many large Windows when you come home.

ALL THE EXTRAS

- Central Air Conditioning and Central Vacuum
- Security System
- Inground Sprinkler System
- 2 Automatic Garage Door Openers
- Security System
- 6 High end Appliances
- 9-18 foot Ceilings where applicable
- ¼ Cut White Oak Hardwood Floors, Sanded and Stained on Site
- 12 x 24 Porcelain Floors in Lower Level (Hallway & Washrooms)
- Heated Floors in Master Ensuite and Lower level
- Closet Organizers
- Approximately 130 Pot Lights
- 2 Skylights
- Entrance from Garage (to Mud Room)

IVA HOMES – Builder Information

- Founded since 2003
- Over 40 Years Expertise
- One of the most Reputable and Sought after Custom Home Builders
- Sets the highest of standards with every detail as you will see when you walk through
- Well known for attention to Quality, Detail & Customer Care
- Registered with Full Tarion New Home Warranty

