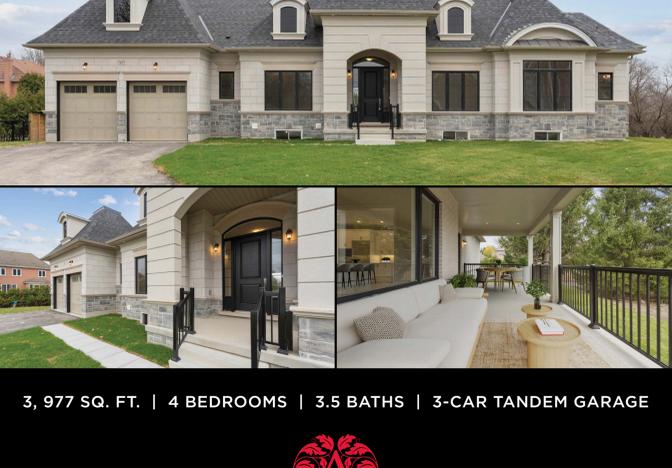
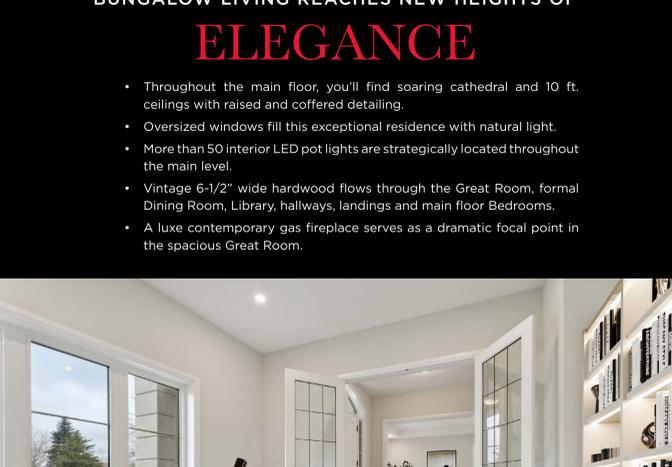


# 57 Wallace Merchant Court

INSPIRED BUNGALOW LIVING



3, 977 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | 3-CAR TANDEM GARAGE



AT ALLEGRO'S 57 WALLACE MERCHANT COURT, BUNGALOW LIVING REACHES NEW HEIGHTS OF

## ELEGANCE

- Throughout the main floor, you'll find soaring cathedral and 10 ft. ceilings with raised and coffered detailing.
- Oversized windows fill this exceptional residence with natural light.
- More than 50 interior LED pot lights are strategically located throughout the main level.
- Vintage 6-1/2" wide hardwood flows through the Great Room, formal Dining Room, Library, breakfast areas, landings and main floor Bedrooms.
- A luxe contemporary gas fireplace serves as a dramatic focal point in the spacious Great Room.



Elegant French doors lead to your private Office/Den, the ideal space for productivity and creativity.



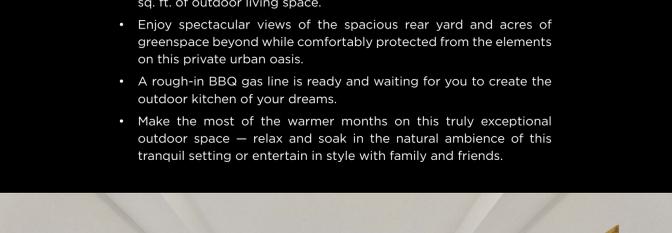
Entertain with ease via a fully equipped Servery, seamlessly connecting the sizeable formal Dining Room and Kitchen.



THE KITCHEN, WHERE FUNCTION MEETS

## FABULOUS

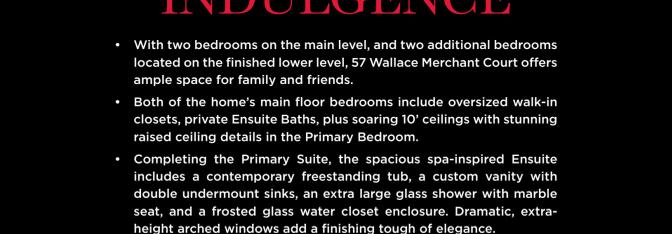
- The gourmet-inspired Kitchen features custom extra-height cabinetry with soft close-doors, valance task lighting, crown moulding accents, central island with extended breakfast bar, spacious walk-in Pantry, Servery, and Silestone countertops.
- Oversized 12" x 24" imported tile is featured throughout the Kitchen, walk-in Pantry, Breakfast Area, Laundry, and Mudroom.
- A top-of-the-line Wolf, Sub-Zero and Asko stainless steel appliance package includes a refrigerator, wall oven, gas cooktop, microwave, range hood and dishwasher.
- Every meal is special in the spacious Breakfast area with its extra wide sliding glass patio doors offering stunning views to the loggia, rear yard and protected greenspace beyond.



THE EXPANSIVE COVERED LOGGIA BRINGS INDOOR LIVING

## OUTDOORS

- 57 Wallace Merchant Court takes full advantage of its one-of-a-kind cul-de-sac lot with an oversized covered Loggia offering over 300 sq. ft. of outdoor living space.
- Enjoy spectacular views of the spacious rear yard and acres of greenspace beyond while comfortably protected from the elements on this private urban oasis.
- A rough-in BBQ gas line is ready and waiting for you to create the outdoor kitchen of your dreams.
- Make the most of the warmer months on this truly exceptional outdoor space — relax and soak in the natural ambience of this tranquil setting or entertain in style with family and friends.



SPACIOUS MAIN FLOOR BEDROOMS

CREATE A PRIVATE OASIS OF

## INDULGENCE

- With two bedrooms on the main level, and two additional bedrooms located on the finished lower level, 57 Wallace Merchant Court offers ample space for family and friends.
- Both of the home's main floor bedrooms include oversized walk-in closets, private Ensuite Baths, plus soaring 10' ceilings with stunning raised celled details in the Primary Bedroom.
- Completing the Primary Suite, the spacious spa-inspired Ensuite includes a contemporary freestanding tub, a custom vanity with double undermount sinks, an extra large glass shower with marble seat, and a frosted glass water closet enclosure. Dramatic, extra-height arched windows add a finishing touch of elegance.
- For the utmost in convenience, the main floor Laundry Room, complete with built-in custom cupboards, is just steps away.



The spa-like Primary Ensuite.



Bedroom 2 features 10' ceilings and oversized windows.



ON THE FINISHED LOWER LEVEL,

INDULGE IN THE LUXURY OF

## LIVING SPACE

- The finished lower level with 9' ceilings provides purposeful living spaces to address the expanded needs of today's families.
- Two spacious additional bedrooms, each with an abundance of closet space.
- A bonus Recreation Room and central 4-piece Bath offer private spaces for extended family and invited guests.
- Torlys vinyl plank flooring offers an elevated, timeless look with minimal maintenance.



Bedroom 3

Bedroom 4

### 57 WALLACE MERCHANT COURT FLOORPLAN



GROUND FLOOR PLAN

1

A spacious 3-Car tandem Garage offers room for vehicles, storage, and more.

2

This convenient entry to the Mudroom, with built-in bench and walk-in closet perfectly accommodates busy families.

3

Experience seamless indoor/outdoor connectivity with an expansive covered Loggia.

4

The Kitchen is a chef's dream, with abundant cupboard space plus a Servery and walk-in Pantry.

5

Entertain in style in the central Great Room with its dramatic vaulted ceiling.

6

With its elegant double French doors, the private Library is the perfect space for a Den or Home Office.

7

The Primary Bedroom is the height of luxury with an oversized walk-in closet and spa-inspired Ensuite.

8

Bedroom 2 features plenty of natural light and a private Ensuite Bath.



LOWER LEVEL PLAN

9

The lower level includes a large unfinished area, ideal for a workshop or additional storage.

11

Enjoy movie nights with the whole family in the spacious lower level Recreation Room.

13

Bedroom 4 is a great canvas for a guest bedroom, fitness room, or flex space to suit your needs.

10

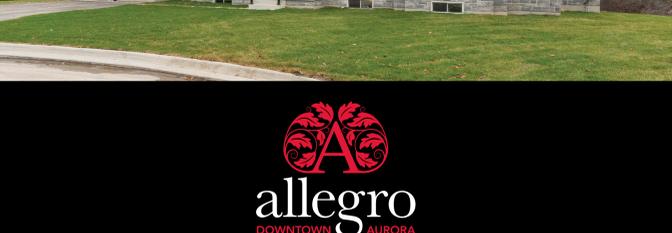
A traditional Cold Cellar provides a natural and energy-efficient environment for storing food.

12

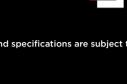
Bedroom 3 on the lower level provides additional living space including a generous closet.

14

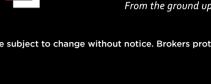
The lower level Main Bath includes a glass shower, double sinks, and private water closet.



BOOK A PRIVATE TOUR TODAY



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Sizes and specifications are subject to change without notice. Brokers protected. E.&O.E. February 2025.