

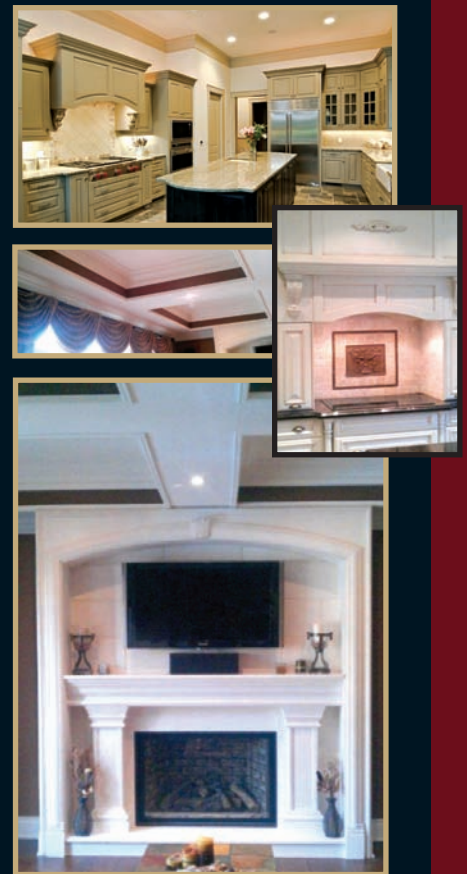
LIVE ON THE MOST PRESTIGIOUS STREET IN PICKERING

# 1441 Rougemount Drive, Pickering



DRIVEWAY  
AND LANDSCAPING  
ARTIST'S IMPRESSION

OFFERED AT  
**\$1,250,000**



DESIGN YOUR DREAM HOME  
WIDE RANGE OF CUSTOMIZED  
INTERIOR OPTIONS

- 4 Total Bedroom(s)
- 3 Total Bath(s)
- Approx. 3450 sq. ft.
- Finest Material
- Stone/Brick and Stucco
- 9' High Walk Out Basement
- Huge 50'x400' Ravine Lot
- 2 + Car Garage
- Hardwood Floors
- Breathtaking Views
- Landscaped Walkways

#### FEATURES INCLUDE:

Nine foot high ceilings on first floor and at basement walkout. Decorative ceilings with plaster moulding details. Huge kitchen area with center island all finished with granite counters. Over 60 plus pot lights throughout entire home. Magnificent fireplaces finished in limestone in family room and master bedroom. This property has everything anyone could ask for and more, with easy access to 401 and the GTA, near schools and amenities, yet surrounded by parks & trails.

Contact: **Igor or Linda Cot**

Phone: **905-881-9606**

Email: **ascothomes@rogers.com**

**Ascot**  
HOMES

Ascot clients are discriminating purchasers who have an eye for extra ordinary quality. They value the input from seasoned professionals who guide them through the home purchasing process with minimal fuss.

#### WHY CONSIDER AN ASCOT HOME?

The builder, Igor Cot and his father represent over 47 years in the homebuilding industry. Their associate company frames 200 homes per year and employs 120 people, many of them long term employees. Theirs is a solid, well-established and respected business in the Durham Region. All of Ascot's properties are put through a stringent process of specific criteria.

#### UNIQUE CUSTOM ELEVATIONS:

All elevations, exterior colours and materials are architecturally controlled, ensuring a truly harmonious streetscape.

- Colour coordinated brick.
- Maintenance free aluminum, soffit, fascia, eavestrough and downspouts.
- Stucco as per applicable plans.
- Arriscraft stone skirting and detailing as per applicable plans.
- Custom concrete surrounds as per applicable plans.
- Custom soldier coursing and keystones as per applicable plans.
- Frieze boards as per applicable plans.
- Distinctive engraved stone home number.

#### DOORS:

- Steel thermal insulated exterior doors.
- Quality sectional roll-up garage door with distinctive glass panels as per applicable plans. Door installed with heavy duty springs and long-life rust resistant hardware.
- Sliding patio doors with sliding screen as per applicable plans.
- French doors as per applicable plans.
- Garden doors as per applicable plans.

#### WINDOWS:

- Maintenance free vinyl casement exterior windows.
- All front elevations include windows with grills.
- Transom windows as per applicable plans.
- Round top windows as per applicable plans.
- Oval windows as per applicable plans.
- Elliptical windows as per applicable plans.
- Operating sliding vinyl basement windows.
- All operating windows are complete with screens.
- All windows and doors are sealed with top quality caulking.

#### ROOFTOPS:

- Manufactured truss roof (engineered) with 3/8" spruce sheathing.
- Quality self-sealing asphalt shingles with 30 year pro-rated manufacturer's warranty.
- Raised slopes, steep roof pitches as per applicable plans.

#### LITTLE EXTRA'S:

- Two exterior cold water taps with interior shut-offs, one at rear and one in garage.
- Precast slab walkways and steps as required.
- Driveway surface in crush stone.
- Where decks are required at rear patio door due to grade conditions, builder supplies a deck.
- Reinforced poured concrete verandah as per applicable plans.
- Direct access from garage to house as per applicable plans and as grade permits.
- Reinforced poured concrete garage floors.
- Quality coach lamps as per applicable plans.
- Lot graded, dressed with topsoil and sodded.

#### SUPERIOR INTERIORS:

- IPEX water pipes throughout, discharges and sewers to be plastic ABS pipes and 3/4 " water service.
- Poured concrete basement wall with heavy duty damp proofing and weeping tiles where applicable.
- All subfloors nailed and screwed to eliminate squeaks.
- All subfloors are quality tongue and groove sheathing.
- Exterior walls framed with 2" x 6" lumber.
- Energy efficient home with:
  - R-20 insulation in exterior walls. R-32 insulation in ceiling. Sprayed foam insulation in garage and porch areas where there is living space above. Gas fired forced air high efficiency furnace.

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