

## Property Information

### 49 Falling Leaf Court

#### Location

- Hills of St. Andrew, one of Aurora's Prestigious communities
- Cul-de-Sac with Pie-Shaped Large Lot (~.50 acre) and Fence
- Short Distance to:
  - Parks, Walking Trails, Playgrounds, Sport and Community Centres
  - Golf Courses – Magna, Beacon Hall, Kings Riding, St. Andrew's Valley
  - Private Schools: St. Andrew's College and St. Anne's School
  - Elementary and Secondary Schools
- Aurora GO Train and Easy Access to Hwy 400 & 404

#### Relevant Home Details

- ~5000 sq ft of Living Space with Finished Basement
- Painted in Neutral Tones 3 years ago
- Roof – Shingles Replaced ~12 years ago
- Lots of Large Windows (~10 years old) bringing in Natural Light
- Kitchen Updated in 2023, including New Appliances
- Hardwood Flooring throughout, with New Broadloom (2026) on Stairs, Upper-Level Hall and 3 Bedrooms.
- 2 Fireplaces: Family Room (Gas) and Primary (Electric)
- Separate Dining Room & Separate Living Room
- 2 Study/Offices on Main Floor and Basement
- Laundry Room (W/D 2022) – Main Floor with Access to Garage, Backyard and Basement
- 4 Large Bedrooms, Bedroom 2 has 3-piece Ensuite & Walk-In Closet
- Primary Bedroom with 5-piece Ensuite and Built-In Closets
- Fully Finished Basement with Games Area, Bar, Cantina, Cold Cellar and Office
- 3 car Garage with Garage Door Opener (2026) with remote
- Sliding Door in Eat-In Kitchen to Private Backyard
- Interlock Patio in Backyard, Walkways and Front Entrance
- Lawn Sprinkler System Front and Back
- Landscape Lighting in Select Trees
- Central Vacuum and Accessories (as is)

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