

PROPERTY DETAILS

Exceptional

Opportunity with Limitless Potential to Renovate or Build New! This magnificent home was originally built in 1923 and was a legal duplex. Over the years it has been transformed and updated and is currently a single family home with a basement apartment. The main floor has been opened and beamed into a Great room which is used as a renowned photographer's studio. The upper 2 floors are used as living space for the family. It is a substantially built home with approximately 2900 sq.ft. + a finished lower level that has been rented out. Having spectacular vistas of the gorgeous gardens and Sherwood Park this property is one of the largest and most breathtaking in the area with a 38' x 206' mostly level, perfect for a pool, and with its own private access to the Park!

Main Level

The vestibule has hardwood flooring and a French door entrance to the foyer. Hardwood flooring is throughout most of the rest of the house.

Foyer

- Closet
- Huge solid wood staircase
- Double French door entrance into the living room

Living Room – Gracious formal room

- Large bay window
- Wood burning fireplace with brick surround and wood mantle
- 2 custom stained leaded glass decorative windows

Great Room – Huge, center wall has been removed & beamed and is awaiting a gourmet Chef's kitchen. Lovely French door entrance from the living room and walking out to the covered porch. Beyond lies the breathtaking property, magnificent vistas, gardens and your very own access to Sherwood Park.

4 custom stained leaded glass decorative windows

- 4 piece bath
- Kitchen with fridge and built-in dishwasher

Second Level

Gracious oak staircase with landing and a stained leaded glass window

1st Bedroom, currently used as Family Room

- Large bay window
- Closet
- Electric fireplace with mantle

2nd Bedroom, currently used as Office and Music room

- Closet
- Linen Closet

Main Bathroom – 4 piece with a cast iron clawed bathtub/shower and pedestal sink

3rd Bedroom, currently used as Master Bedroom

- Wrap around windows with gorgeous vistas of the gardens and park
- Wood burning fireplace with mantle

4th Bedroom, currently used as Dining Room and Kitchen

- Exceptionally large with wrap around windows and vistas of the gardens and park.

Bedrooms 3 & 4 would make a fabulous combination Master Suite and Ensuite!

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Third Level

5th Bedroom

- 2 Large closets on either side of the room
- Large south facing window

6th Bedroom

- 2 Large closets on either side of the room
- Large window with vistas of the garden and park

Nursery or Office

Lower Level

This level has recently been used as a large separate apartment with a private entrance, ceiling heights of over 6 feet and a sliding glass walk-up to the gardens and park.

Living Area

Bedroom

- Broadloom

Bath – 4 piece

Kitchen with Fridge and Gas stove

Landscaping

Rare 206' deep beautiful perennial gardens with plenty of room for a private pool oasis, gently sloping down to Sherwood Park and having its own private entrance. Large custom built wooden child's tree house.

Notes:

The front of the house has all newer windows.

The seller is aware that the house has some knob & tube wiring, the wood burning fireplaces do not have liners and that the roof needs replacing (quote available).

Seller does not warrant the retrofit status of the basement.

Additional Information

Lot Size 38 x 206' as per survey

Heating (Leased) Hot Water Gas Furnace (Leased)

Taxes \$9,039.76 2017

Driveway Brick garage plus private drive with parking for 4+ cars

Possession 90 days/TBA

Inclusions All appliances, all electric light fixtures and fans except where excluded, all window coverings and shutters, window A/C units

Exclusions 3 Light fixtures on 2nd floor, hallway, kitchen and dining room, washer & dryer

Offering Price: \$2,495,000

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