

# PROPERTY DETAILS

This is an incredibly special custom designed, open concept suite that has been totally upgraded with sophisticated style. Some of the upgrades include the, the beautiful limestone fireplace, the Paris designed kitchen, the hardwood floors, the top quality French doors and phantom screens, the cornice molding as well as all the hardware and facets.

Foyer: Open and gracious with marble flooring and a double closet.

Powder Room: This has the same marble flooring as the foyer and a furniture grade vanity with matching marble countertop

The laundry is a separate room located within the powder room and has a stacked washer/dryer.

Great Room: Sophisticated, and delightfully bright with "house like proportions" designed to accommodate large scale furnishings. A beautiful custom electric fireplace with a limestone mantle adds an intimate touch. The living and dining area are adjoined and each enjoys a set of French door walk-outs to the spectacular 50 ft. terrace with magnificent west and south unobstructed city views.

Kitchen: Also open concept and adjoins the Family room. It is totally upgraded and designed by "Paris Kitchens" with an abundance of soft sliding drawers, a pantry and granite counters, plus a breakfast bar. Top of the line appliances will appeal to the chef in all of us!

Family Room: This room enjoys a large south facing window and provides a space for a small eating area and a large screen TV.

Master Bedroom: Beautifully proportioned Kingsize room with a north facing Juliette balcony and a French door walk-out to the main terrace

Ensuite: Very spacious with an oversized seamless glass shower and a marble vanity with his and her sinks.

2<sup>nd</sup> Bedroom: This is currently used as an Office/Sitting room and also enjoys a French door walk-out to the terrace. The ensuite has marble flooring, a large south facing window, luxurious soaker tub, pedestal sink and double storage closet.

Terrace: A magnificent outdoor space 50 feet long with multiple seating and dining areas and exquisite west and south treetop city views. A lovely quiet and serene place to enjoy your coffee or cocktail. It is also one of the rare units to have a gas barbeque hook up.

Inclusions: Kitchen Aid stove, Miele dishwasher, Liebherr fridge/freezer, Panasonic microwave, washer, dryer, barbeque, all draperies and liners, all electric light fixtures except as excluded, 1 Parking spot and 1 locker both owned.

Exclusions: Chandelier in dining and master bedroom, 2 wall sconces in the living room

Possession 60 days/TBA

Taxes \$6,563.54 (2017)

Maintenance Fees \$1,548.77

Heating Gas/Heat pump/CAC controlled from the unit

Offering Price \$1,995,000.

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## 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	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 2 <sup>nd</sup> floor, hallway, kitchen and dining room, washer & dryer

Offering Price: \$2,495,000

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