

PROPERTY DETAILS

Main Level

Foyer

Over-sized solid wood entry door with transoms and palladian windows

- Granite and oak hardwood
- 2 sets of large double closets
- Cornice molding

Living Room

- Beveled glass French door entrance from front hall
- Gas fireplace with slab marble surround, hearth and custom wood mantle
- Huge floor to ceiling north facing window ensemble with California shutters
- Cornice molding

Dining Room

- Large formal room adjoining the Living Room
- Wall to wall, floor to ceiling, south facing window and French door ensemble walking out to a huge stone dining terrace
- 2 east facing windows with California shutters
- Swing door to kitchen
- Cornice molding

Kitchen/Breakfast Room

- Flooded with sunlight through 3 sets of wall to wall, floor to ceiling, south facing window ensembles with sliding glass doors.
- Walk-out to dining terrace and gardens
- Spectacular custom “Downsview” designed and built with an abundance of cabinetry
- Wrap around granite counter and breakfast bar
- Large pantry with pull out drawers
- Built-in desk with wall to wall cabinetry and display cabinets

Amazing vaulted ceiling with decorative beaming and 3 skylights

- New stainless steel appliances including Dacor Induction cooktop, Dacor double ovens, Bosh dishwasher, Sub-zero fridge/freezer (existing)
- Built-in speakers

Family Room

- Open concept to kitchen and breakfast room
- Wall to wall, floor to ceiling, south facing window ensemble with sliding glass doors
- Wood burning fireplace with granite surround, hearth and custom wood mantle
- Wall to wall built-in cabinetry
- 2 Large west facing windows
- Built-in speakers

Powder Room

- Custom “Downsview” designed and built with floating vanity and marble counter

Side Door Entrance/Mud Room

- Tile flooring
- Built-in cabinetry and large sink with caesar stone countertop and laundry chute
- Double closet with sliding mirrored doors
- Double closet custom fitted
- Large north facing window with California shutters
- Entrances to lower level and double car garage

PROPERTY DETAILS

Second Level

Gracious wide oak staircase with glass railing, oak cap and a large south facing window plus a skylight

Master Suite

- Double door entrance
- Huge 5 section, south facing window ensemble + skylight
- East, west and north facing windows with California shutters
- Custom designed and built-in dresser and entertainment unit by "Downsview"
- Wall to wall custom designed and built-in 2nd dresser by "Downsview"
- Built-in speakers
- Custom fitted walk-in closet with full length mirror and north facing window with California shutters

Ensuite

- 5 piece custom designed and built by "Downsview"
- Wall to wall vanity with marble countertop, double sinks and marble framed mirror
- Marble flooring
- Seamless glass shower
- Large corner Jacuzzi style bathtub
- Wall to wall, south facing window with California shutters
- Skylight

Office – Adjoining Master Suite

- Custom designed and built wall to wall cabinetry and desk by "Downsview"
- Large north facing window with California shutters

Dressing Area with 2 double custom fitted closets plus a single closet

Master Bedroom

- South facing window overlooking gardens
- Additional closet

Ensuite – 4 piece

- Renovated
- Seamless glass shower
- Custom Vanity with marble counter
- Over-sized Jacuzzi bathtub

2nd Bedroom

- Wall to wall, north facing bay window with California shutters
- Custom fitted walk-in closet

Semi-Ensuite

- 5 piece
- Skylight
- Wall to wall vanity with double sinks mirror and flanking storage cabinets
- Tiled flooring and walls

3rd Bedroom

- North facing, wall to wall windows with California shutters
- Custom fitted walk-in closet

4th Bedroom

- Large 4 section south facing window
- East and west facing windows with California shutters
- Custom fitted walk-in closet

Ensuite

- 4 piece with new floating vanity
- Jacuzzi style bathtub

Lower Level

Staircase with glass railing and oak cap

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Bathroom

- 3 piece
- Wall to wall vanity with Caesar stone vanity and wall to wall mirror
- Seamless glass steam/ shower with built-in bench

Laundry Room

- General electric washer and dryer
- Large vanity sink

Large storage area under the stairs

Possible Self Contained Teen/Nanny/In-law Suite

The side door entrance has another bolted entry door to this area.

Living Room

- Berber broadloom
- Electric Fireplace

Kitchen

- Adjoins living room
- Built-in cabinetry with double sinks
- Frigidaire fridge/freezer, built-in dishwasher

Bathroom

- 4 piece

Double Closet

Bedroom

- Berber broadloom
- Double Closet

Large outdoor storage area built under the terrace for garden furniture, pots etc.

Lot Size 75' x 132'

Heating 2 Forced Air Gas Furnaces (new in 2016)
2 Air Conditioning Units
2 Heat Exchangers (new is 2016)

Taxes \$19,178.30 (2015)

Drive Private double, parking for 4 cars

Garage Double

Possession 30 days/TBA

Inclusions Sub-zero fridge, New in 2016, Dacor Induction cooktop, Dacor built-in double ovens, Bosh built-in Dishwasher, Fridge & dishwasher in basement, Washer, Dryer, All electric light fixtures, All California shutters (including those not already hung), Inground sprinkler system, Automatic garage door opener & remote, Central Vacuum system, Power Belgian Outdoor Security Shutters for all window ensembles, south facing on the 2nd and lower level, Security system, BBQ

Exclusions All outdoor planters

Offering Price: \$4,795,000.

7 Stratheden Road

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