



104 Sarah Ashbridge Ave
 Presented by Nick Boothby and Christine DeMerchant

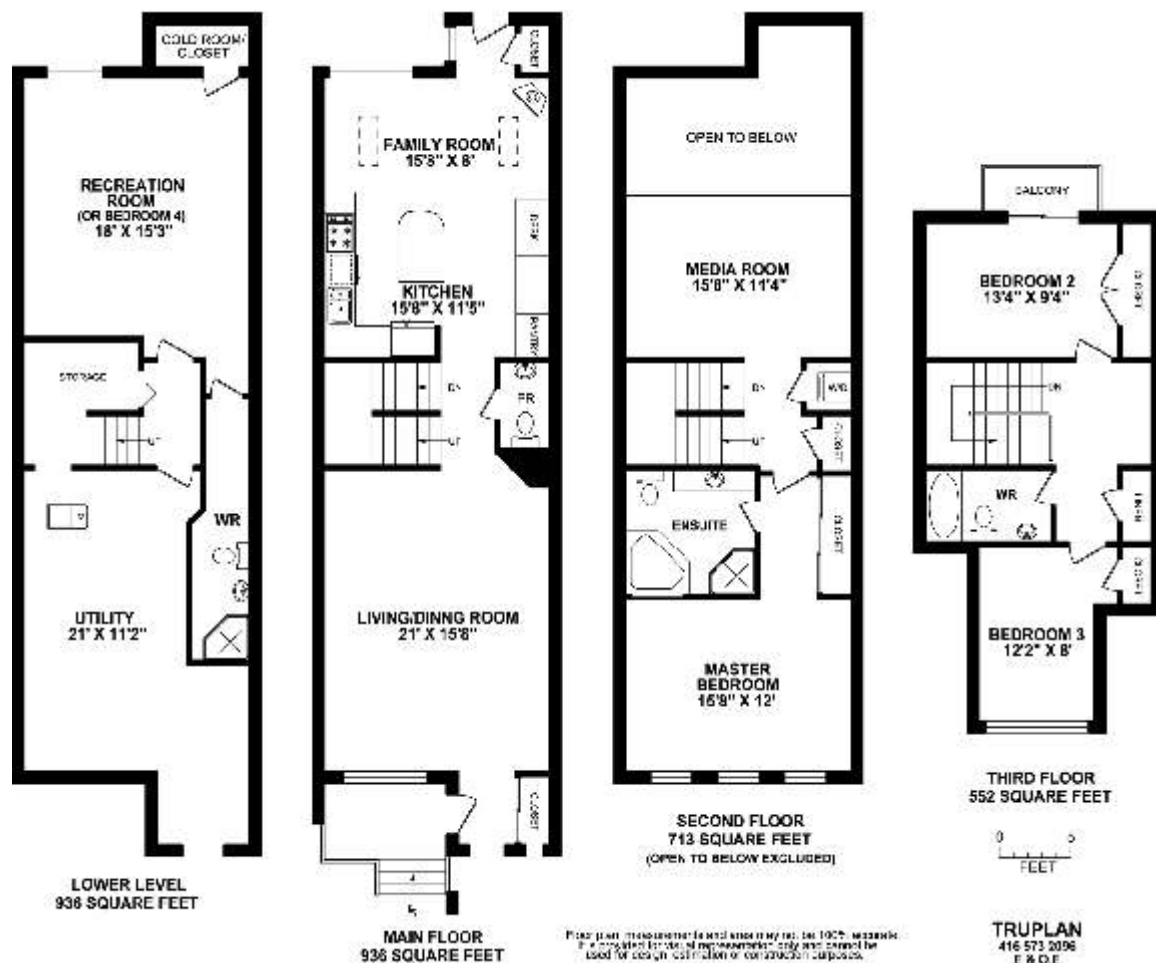


104 Sarah Ashbridge Avenue

3137 sq.ft. Total area, 2201 sq.ft. Above ground!

This Daniel's freehold Townhouse is bigger than any Tribute's Semi-Detached home in the Development !

Its open floor plan, 2nd floor Master bedroom and **four** washrooms are great!



Exterior Features:

- * Brick construction for long-term durability. Porch has side-entry glass front door for privacy.
- * Fully-landscaped front garden has curved path of interlocking brick, feature rocks & perennial plantings. (New owners may wish to re-install the front garden gates, currently removed.)
- * Fully-landscaped back garden: variegated limestone Patio, Beautiful wood Pergola with built-in bench seats, flower beds, feature rocks and high wood fencing. Outside gas point for BBQ.
- * Side-by-side double Garage is very spacious, and has useful shelving + 2 remote door openers.

Main Floor Features:

- * Living/Dining Room has oak hardwood floors, 9 ft flat ceilings, track lighting, California shutters on its 3 windows & for Front Lobby (also inside double closet). Voxcom Security pad.
- * Open stairwell has oak steps, posts & pickets. Powder Room has ceramic floor like Lobby.
- * Kitchen has Granite counter-tops (under-mounted double sink, "subway tile" backsplash and over-counter lights) and Granite-topped **moveable** centre island ! Upgraded maple shaker-style cabinets give **lots** of storage, with 5 long & 8 short upper doors, plus 6 lower doors (1 corner door with 'lazy-Susan', 2 in island). Also 4 shallow (1 is wide) & 3 deep (2 are wide) drawers.
- * North Kitchen wall has double Pantry doors, 4 upper + 2 lower cabinet doors, 2 desk drawers.
- * Appliances are stainless steel. KitchenAid **Gas Stove** (convection oven), side-by-side **Fridge** and built-in **Dishwasher**; Air King **Range Hood**. Also a black Panasonic **Microwave**.
- * Kitchen's flat ceiling has 9 pot lights. Its **diagonally-laid** ceramic tile floor extends to the
- * Family Room: Cathedral ceiling (remote-controlled fan), California-shuttered windows, **Gas** "wood stove" Fireplace & storage closet at back door (it has in-glass blind + Colonial screen).

Second Floor Features:

- * Master Bedroom has extra-wide organized closets behind 3 mirrored doors. Note ceiling fan.
- * Spacious Ensuite Bathroom has a big corner tub with 6 Jacuzzi jets, separate shower with glass panels, & Granite counter-top with basin. 3 cabinet doors & 3 drawers. Glass-block window.
- * Media Room is lit by 2 Family Room's 2 Skylights. Laundry has Maytag **Washer & Dryer**.

Third Floor Features:

- * 2nd Bedroom (at back) has wall-to-wall organized closet & Walk-out to Balcony (w/Awning).
- * 3rd Bedroom (at front) has Cathedral ceiling and closet. Another organized closet on landing.
- * Bathroom is a 4-piece, with 2 cabinet doors under basin. Note ceiling fan above stairs.

Lower Level Features:

- * Recreation Room / 4th Bedroom has wide above-grade window & closet at back (which could be used as a Cold Room. It contains the home's Baxi-Luna **On-Demand Hot Water Tank**).
- * Recreation room's flat ceiling has crown moulding and 12 pot lights! Its East wall has high electric sockets in case new owners wish to install a 2nd Kitchen counter & appliances. It also has a built-in Double **Murphy Bed**, which is ideal for guests or for a Nanny / Granny suite !
- * Ensuite Washroom also has flat, crown-moulded ceiling with pot lights and halogen lighting.
- * Utility Room has very energy-efficient gas **Heat Exchanger/Furnace** linked to on-demand hot water tank (rental is about \$37 monthly), and to the home's Trane **Central Air Conditioner**. Beam **Central Vacuum** tank. * Lower Lobby has 2 pot lights, and closet with **Sump Pump**.

More photos and link to Virtual Tour at:
<http://www.inthebeach.com>

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