



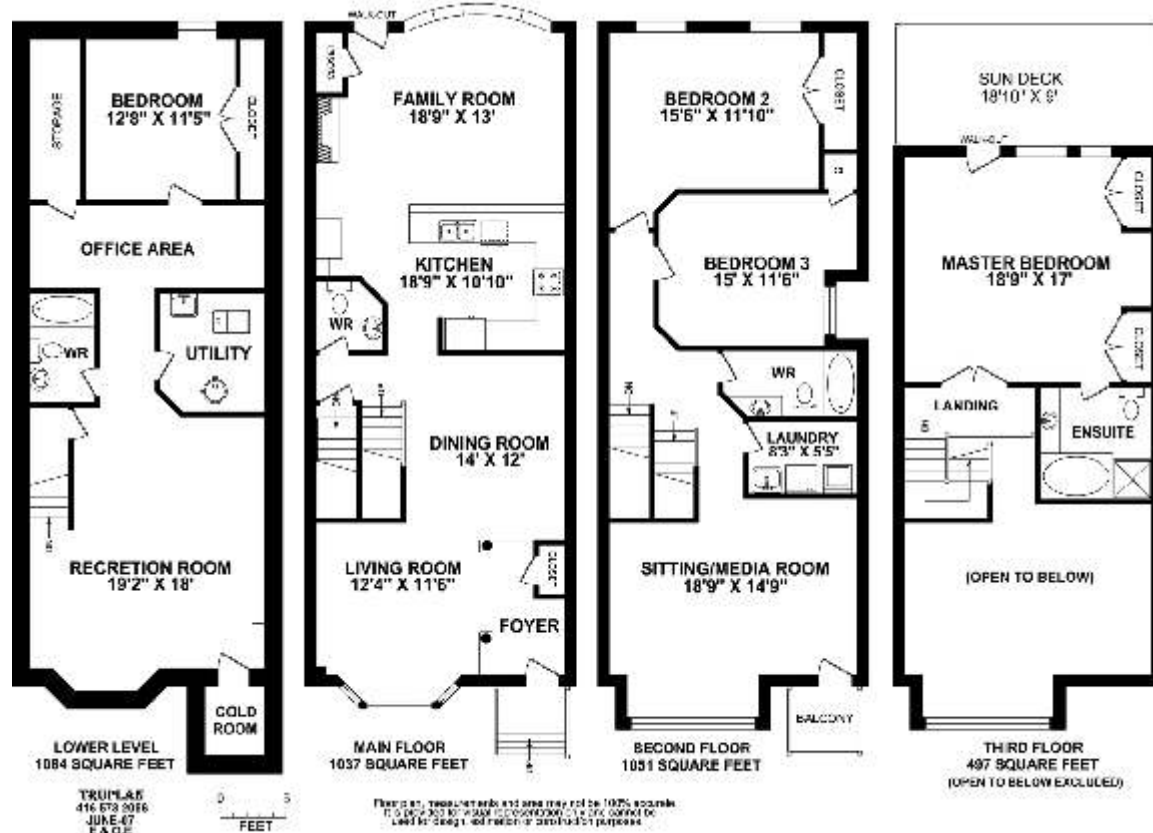
Presented by Nick Boothby and Christine DeMerchant

52 Sarah Ashbridge Ave

Magnificent Detached Home with Huge Open Rooms!

Total Area including lower level: 3669 sq.ft.

Above ground: 2585 sq.ft.



www.inthebeach.com

Virtual Tour, More Photos, Plus Interactive Floor Plan: <http://www.inthebeach.com>

Royal LePage Homeward

Nick Boothby and Christine DeMerchant

Brokerage, Independently owned and operated

Sales Representatives

416 698 2090

1858 Queen Street E.

Toronto, ON, M4L 1H1

nick@inthebeach.com

Lavish Luxurious Living in Beautiful Big Brick Home !

Exterior Features:

- * Professionally landscaped front & back gardens with interlocking brick. Front has raised patio, wrought iron fencing and illumination. Back is wood-fenced with 3 gates & gas BBQ outlet.
- * Double garage is entered from back Lane. It has two remotes, built-in shelves & added utters.
- * House is brick-clad, with wood panel & shingle accents at front and vinyl at top back Sundeck.

General Interior Features:

- * All-flat ceilings are a costly upgrade. White-painted skirting boards, window & door trim.
- * Note the extra-big bedrooms. Even with at least double-sized beds, there is lots of space!
- * Most lights & many faucets are upgrades. All customized window blinds & drapes included.

Main Floor Interior Features:

- * Lovely Stained Glass over front & back doors, in Kitchen cabinet door & full Basement door.
- * Hardwood floors throughout (except ceramic floors in Lobby, Powder room and Kitchen).
- * Crown-mould ceiling in Living room & coffered ceiling in Dining room (4 corner pot lights).
- * Imposing Bay window in Living room and Bow window in Family room (with Gas fireplace).
- * Big coat closets at front **and** back doors! * Twin ceiling Speakers in Dining & Family rooms!
- * Spacious Kitchen has ceramic tile backsplash, over-counter lighting & 5-seat Breakfast bar.
- * Storage galore ! Oak Shaker-style top cabinets include 6 long, 2 medium & 4 short doors. Bottom cabinets include 2 piano-hinge corner doors, 4 other long & 1 medium doors. There are 7 narrow drawers & 2 wide/deep drawers. A Pantry cupboard is next to a built-in desk, with 2 drawers, plus 2 long cupboard doors above. * Kitchen lights have 10 halogen bulbs.
- * Appliances include Maytag stainless steel Gas counter-top Stove & "Quiet Pack" Dishwasher; Jennair side-by-side Fridge (ice/water in door); Sanyo Microwave and twin-fan Range Hood.

2nd Floor Interior Features:

- * Big Laundry has Maytag Atlantic oversize Washer & Dryer. Tub and 8 overhead cabinets!
- * Sitting / Media room has Cathedral ceiling (with fan), Bay window & walk-out to Balcony.
- * Bedroom 2 has wall-to-wall **organized** closet. Bedroom 3 has closet & 4-piece Washroom.

3rd Floor Features:

- * Double doors from Landing (exclude stained glass light) into enormous Master Bedroom.
- * Cathedral ceiling with 6 halogen light fixture. His & Hers **organized** closets. Walk-out to Sundeck (composite duck boards and new-painted railings). Ensuite Washroom has extra-wide soaker tub and separate glass-topped shower. Note privacy of toilet behind the door!

Basement Features:

- * All finished rooms have **raised** floors. The flat plaster ceilings have 19 pot lights !
- * Recreation room is huge, with mirrored wall accent & 2 wall sconces. Walk-in closet under stairs has 1 sconce. Electric panel closet. *Cold room has ceiling insulation and sump pump.
- * Wonderful Office area has space for 2 separate desks. Storage room by office is a huge bonus!
- * Bedroom 4 has wall-to-wall **organized** closet. 4-piece Washroom has Corian basin/counter.
- * Utility room has Carrier gas Furnace (connects to C A C), tub, and rental Hot Water Tank.