



Family/Breakfast Room

Living Room

Media/Entertainment Room

Master Bedroom

Family Room

Rec Room

Exercise / Bedroom 4

Bedroom 2

Bedroom 3

Living Room

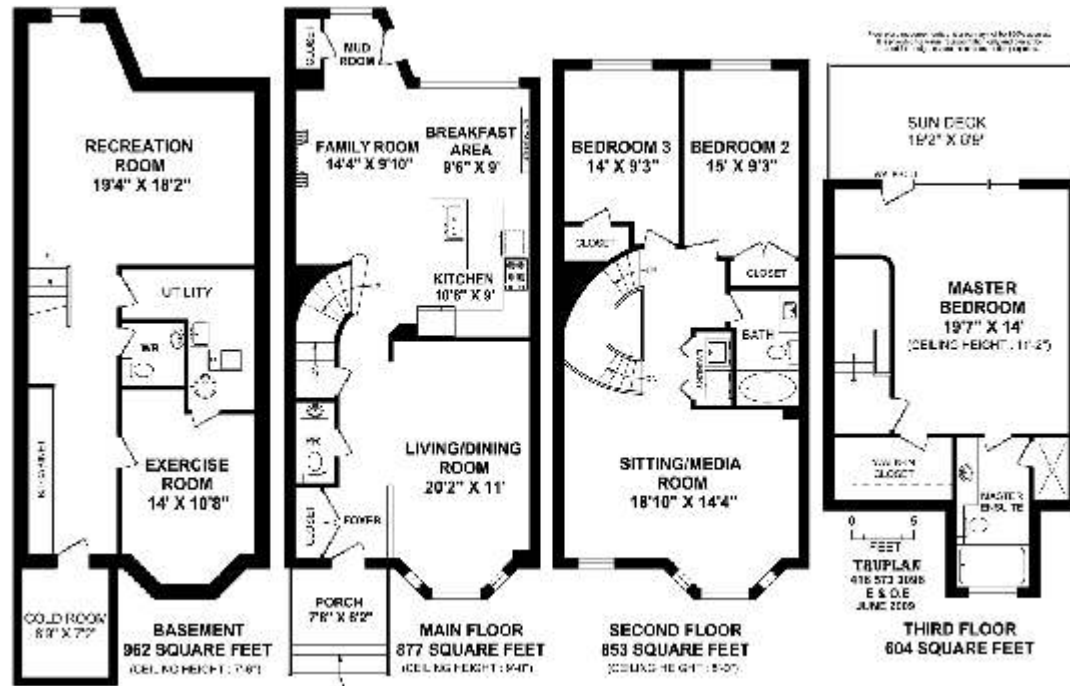
Kitchen

# 58 Sarah Ashbridge Avenue

Presented by Nick Boothby and Christine DeMerchant

# 58 Sarah Ashbridge Avenue

3296 sq.ft. Total area, 2334 sq.ft. Above ground



Lots of Storage

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

**Royal LePage Homeward**

Brokerage, Independently owned and operated

1858 Queen Street E Toronto, ON, M4L 1H1

**Nick Boothby and Christine DeMerchant**

Sales Representatives

416 698 2090

[nick@inthebeach.com](mailto:nick@inthebeach.com)

## Extra-large Back Garden on Premium West Side of Street !

### Exterior Features :

- \* All-Brick home (except for 3<sup>rd</sup> floor side & back vinyl siding) for attractive and durable appearance.
- \* Located near the middle of premium West side of one of the lowest-traffic streets in the "New Beach".
- \* Front garden is fully Landscaped with programmable in-ground sprinklers and low-maintenance pebble beds.
- \* Back garden has full-width red cedar Deck, interlock brick patio, high wood fencing and back & side gates. This garden is extra-large. Japanese slatted screen hides air conditioner. Outside gas BBQ connection !
- \* Sundeck fencing was just professionally renovated & re-painted. Slatted deck tiles are Modulette composite.
- \* Wide double garage (B/I shelving, 2 remotes & key pad). Its eaves troughs & new glass door are upgrades.

### Interior General Features :

- \* Oak hardwood strip-flooring for whole Main level. (Ceramic floors at front Foyer and in Powder Room.)
- \* Open circular staircases have Oak wooden rails, posts & pickets. They add to home's spacious feeling !
- \* High-grade white wooden California Shutters fitted to virtually every window and glass-paned door.
- \* Flat ceilings throughout the home are an upgrade. Note the many pot lights & upgraded hanging lights !

### Main Floor Room-by-Room Features :

- \* **Foyer** has rare double-wide Coat Closet. \* **Living/Dining Room** has 11 pot lights & deep Bay window.
- \* **Powder Room** has custom Walnut counter & basin, new Toto toilet & upgraded light. Swivel mirror to stay.
- \* The huge **Great Room** is fully crown-molded ! It brilliantly combines Kitchen, Breakfast & Family rooms .
- \* The **Kitchen** boasts a custom-built maple Centre Island, with double sink (Garbarator) in st. steel ½ counter next to wood-block ½ counter. It has 2 doors & 6 drawers on one side and full-length shelves on the other !
- \* Painted maple **Shaker cabinets** above the valence-lit counters have 5 long, 2 medium & 4 short doors. Under-counter cabinets have 4 doors & 4 drawers. There is a **Pantry** cabinet door. Mosaic back-splashes !
- \* **Kitchen Appliances:** Maytag B/I Dishwasher, Whirlpool Accubake self-clean Oven & ceramic Cook Top, Air King Range Hood, KitchenAid Superba side-by-side Fridge, with water & ice in door. (Microwave excluded.)
- \* The **Family Room** has a gas Fireplace, with Shaker cabinets in adjacent alcove, & closet in Mud Room area.
- \* The **Breakfast** area has Built/in storage unit beneath a wall Cork Board. \* 9 pot lights & 2 fixtures x 3 lights.

### Second Floor Room-by-Room Features :

- \* **Media / Entertainment Room** is wired for 4-speaker surround sound (Wall TV & speakers are excluded). This very spacious room is enhanced by its Bay window, open circular stairs and 8 pot lights.
- \* **2<sup>nd</sup> Bedroom** has a double closet. \* **3<sup>rd</sup> Bedroom** has a closet. Both face west and overlook back garden.
- \* Attractive 4-piece **Bathroom**. A twin-door **Laundry** has cabinets above Maytag Neptune Washer & Dryer.

### Third Floor Features :

- \* Big **Master Bedroom** has a Cathedral ceiling (with fan), customized walk-in closet & walk-out to Sundeck.
- \* The **Master Ensuite** has window above big, rectangular 6-jet Jacuzzi tub, and extra-large separate shower.

### Basement Room-by-Room Features :

- \* The spacious **Lobby** has incredible Built/in storage space, with 10 sets of doors, which are 3 sections high !
- \* The **Exercise Room** could be a 4<sup>th</sup> **Bedroom** for guests or nanny. Its behind-door alcove could be a closet.
- \* The **2-piece Washroom** has nice ceramics. The large **Cold Room** has a sump pump, like all homes here.
- \* The **Utility Room** contains the home's Carrier gas Furnace, linked the Central Air Conditioner. It also contains the tank & motor for the Beam Central vacuum system. The gas Hot Water Tank is rented.

[The Furnace has a \$20/month protection plan, & Security System a \$20/month monitoring contract.]