



80  
Sarah Ashbridge Ave



Kitchen



Sitting / Media Room (or Bedroom 4)



Master Bedroom



Family Room



Living Room



Bedroom 3



Dining Room



Rec Room



Wine Cellar

# 80 Sarah Ashbridge Avenue

*A luxury home, lavished with superior upgrades*

Total Area: 4082 sq.ft. Above Ground: 2905 sq.ft.



Five Fabulous Bathrooms

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)

## Exterior Features:

**Front garden** professionally landscaped, including:

- \* 'Brussels Block' walkway, steps and edging around front tree and perennial flower bed.
- \* Entire front bed replaced in 2008 with new perennials, bushes, Japanese maple etc.
- \* Brand new grass sod laid in Spring 2008; with fresh soil, grading and drainage system.

**Back garden retreat** professionally landscaped by James Dale (of **Earth Inc.**'s designer team which is featured on the H G T V show "Dirty Business"), including:

- \* 'Owen Sound Flagstone' patio and 2 walkways. \* Cedar walk-out and big deck with cedar skirt.
- \* The deck's glass cover of the Basement Bedroom's window well is strong enough to walk on !
- \* Cedar & frosted-glass sliding screen to N. side gate. \* Also S. side gate & W. back gate to Lane.
- \* Outside dining **Arbour** of 6" x 6" cedar posts, with a cedar & frosted glass 'L' screen. The Arbour's custom shade / awning is fully retractable, and runs along 3 stainless airplane cables !
- \* In-ground Silhouette landscape 8-light system, on a timer. \* Very many high-end perennials.
- \* 3 trees & multiple high-end bushes, which all change colour at different times of the year.
- \* Garden is fully cedar-mulched. \* Fresh fertile soil and drainage system. \* Gas BBQ hook-up.

**Double Garage** off rear Lane:

- \* It is wide enough to hold an SUV, plus a family car. \* Its eaves troughs are an upgrade.
- \* Its roll-down door was re-sealed & re-painted in Spring 2008. \* It has 2 remote openers.
- \* Its N. inside wall has a wood bar of hooks for gardening tools. \* Also a hanging bike rack

**Recent Exterior Upgrades** include:

- \* Railings of front Porch, front Balcony & back Sundeck were all fully replaced in Spring 2008 with maintenance-free & paint-free 'Premier Composite' light grey railings that won't weather.
- \* An 'Anderson Maxxview' white storm door (with retractable insect screen & nickel hardware) was installed in Spring 2008 outside the exit door from the Master Bedroom onto the Sundeck.
- \* All paint surfaces of home's exterior were re-painted in Spring 2008. They include all shutters, window & door frames and outside doors (including the Garage door leading to back garden).
- \* The cedar shingles below the front's roof peak were cleaned and re-stained in Spring 2008.
- \* The whole house is **pigeon-proofed** ! All exterior vents also screened to prevent any nesting !

**South Exterior "Indent"**: Ideal quiet position for C A C. And out-of-view for Blue, Green & trash bins.

**Exterior Views**: \* Front Balcony – Ashbridge's Bay fireworks. \* Back Sundeck – peek of CN Tower.

**General Interior Features:**

**Flooring** is all upgraded:

- \* Main level has 3 1/4" wide, 3/4" thick Mirage oak strip boards, re-finished with grooves removed.
- \* Front Foyer, back Threshold & Powder Room is of Chiseled Travertine tile with Noce borders.
- \* 2<sup>nd</sup> & 3<sup>rd</sup> levels have upgraded Berber with rubber under pad. 3 Washrooms have ceramic floors.
- \* Lower level has diagonally-laid laminate floating floors. Concrete Wine, Utility, Storage floors.

**Ceilings** have some special features:

- \* Cathedral ceilings are impressive in the 2<sup>nd</sup> level Media Room & 3<sup>rd</sup> level Master Bedroom. Both have remote-controlled new-age-design fans, with adjustable-intensity centre lights.
- \* The Lower level's flat ceilings are fully 7 ft. 8 in. high, and have 33 halogen pot lights !

*Continued...*

## 80 Sarah Ashbridge Avenue Features continued...

### General Interior Features continued:

#### **Window and Door** treatments:

- \* Most windows have custom-made white 3 ½” wooden Plantation (California) shutters.
- \* These include the windowed doors to the front Balcony, back yard and back Sundeck.
- \* The front door has a Hunter Douglas custom-made ‘Silhouette blind – 3” Radiant White’.

#### **Household Operating Systems** include:

- \* Chubb fully-owned Security System, with hard-wired fire alarm. Main level & staircase to 2<sup>nd</sup> level have motion detectors. All 4 levels have sensors on every opening door and window !
- \* NuTone Intercom and Radio System on all 4 levels can be fully programmed from any of its wall units in 5 rooms. All 5 units can also hear – and respond to – the front door Intercom.
- \* Home is wired & jacked for L A N (Local Area Network); and has 6 dual phone / data ports.
- \* Hayden top-of-the-line Central Vacuum System. \* 3 ton heavy duty Central Air Conditioner.
- \* High-efficiency Furnace with upgraded fan. \* Electronic Air Filter. \* AprilAire Humidifier.

### Main Level Interior Features:

**Front Door Foyer:** \* Chiseled Travertine floor: Noce borders. \* Upgraded light fixture. \* Coat closet.

**Formal Living Room:** \* Dentil crown moulding. \* 4 pot lights. \* Low dividing walls to Dining Room.

**Dining Room:** \* Coffered ceiling: Dentil crown moulding. \* Centre Alabaster light. \* Display alcove.  
\* Open stairs to 2<sup>nd</sup> level have white square pickets, dark rails, wooden steps.

**Powder Room:** \* Counter-top is customized Travertine & Mosaic Tile with Noce Cap. \* Vanity is also customized with solid oak cabinet doors. \* Built-in mirror is custom-designed with Travertine & Mosaic Tile pattern and a Noce Cap frame. \* An upgraded wall light fixture is above the mirror.  
\* Floor & walls are chiseled Travertine, with Travertine chair rail. \* Toto top-of-the-line toilet.

**Eat-in Kitchen:** \* Tops of Centre Island, Counters and Desk are ‘Indian Paranha Granite’ with double bullnose profile. \* Backsplash is Travertine & Mosaic Tiles with customized design above stove.  
\* Over \$10,000 for additional quantity of already-upgraded Kitchen cabinets. They total in all:--  
- Centre Island: 4 drawers, 2 wide doors. (Under-mounted double sink has upgraded Franke tap.)  
- South wall: 9 long upper doors, 2 short upper doors (above stove). 1 lower door. 2 pot drawers (which are extra wide & deep). 2 more smaller drawers, and 5 drawers in the desk  
- East wall: 5 long upper doors, 3 short upper doors (above fridge). 3 lower doors and 4 drawers.  
\* 3-shade feature light over Centre Island. \* Hidden flat valance lights over all kitchen counters.  
\* Dentil crown moulding. \* In wall behind desk is gas pipe, electric wire & duct for 2<sup>nd</sup> fireplace.

**6 Kitchen Appliances** all stainless steel: \* Top end 48” **SubZero** Fridge/Freezer: 28+ cu. ft. capacity.  
\* Ultra-quiet **Miele** Thermomatic built-in Dishwasher. \* **Danby** under-counter Bar Fridge  
\* **KitchenAid** GAS Stove, with self-cleaning GAS Convection Oven. \* **GE** Microwave.  
\* **Venta-hood** Range hood, with 2-blower exhaust fan and halogen light.

**Walk-in Pantry** next to Powder Room: \* Has built-in shelves (W. side & back) and spice racks (E. side).

**Family Room:** \* Threshold to back walk-out door has Chiseled Travertine floor with Noce borders.  
Halogen pot lights in ceiling. \* Dentil crown moulding. \* Coat closet has built-in shoe shelf.

### 2<sup>nd</sup> Level Interior Features:

**Landing** is illuminated by huge windows ½ way down to Main level and ½ way up to 3<sup>rd</sup> level of home.

**Laundry** with double doors, ceramic floor, raised front ledge & laundry sink. \* Separate linen closet

**Appliances:** Stacked front-load **Maytag Neptune** high capacity Washer & Dryer (optional gas hook-up).

**Media / Entertainment Room:** \*\* *Option to use this as 2<sup>nd</sup> Master Bedroom suite (for Granny ?).*

- \* Walk-out door to Balcony . \* Cathedral ceiling even has California shutters in top windows !
- \* Ensuite walk-in closet. \* **Ensuite Washroom** has new Kohler sink & tap in its Granite counter.
- \* Extra-big glass-walled Shower. \* Double-door clothes closet (or use as additional linen closet).

**Back Bedroom 2:** \* Newly upgraded light. \* Extra-wide organized closet has double folding doors.

\* **Ensuite Bathroom** is home’s only one with laminate counter. 3-door, 3-drawer vanity cabinet.

**Side Bedroom 3:** \* Door to shared **Ensuite Bathroom**. \* Organized closet has double folding doors.

### 3<sup>rd</sup> Level Interior Features:

**Master Bedroom’s** Cathedral ceiling makes it seem even more spacious. \* Wiring stays for wall T V.

- \* Door to Sundeck (peek of C N Tower!) has brand new storm door with invisible insect screen.
- \* Sundeck has composite deck tiles. \* Separate **Dressing Area** has a wide walk-in closet.

**Master Ensuite Bathroom:** \* Double-wide Tub. \* Separate glass-walled Shower. \* **Two** windows.

\* New ‘Blue Pearl Light’ Granite counter top on 3-door, 3-drawer vanity. \* (Wall light excluded).

### Lower Level Features:

**Recreation Room:** \* Gas fireplace on E. wall has Granite hearth. \* 22 pot lights on dimmer switches.

\* Electric panel on S. wall is behind “invisible” door. \* Under-stairs storage closet.

\* Bar counter is in North West corner. It has 4-door upper cabinet and 4-door lower cabinet.

**Wine Cellar:** \* Redwood racking for 600 + bottles ! \* Wine tasting table. \* Automatic light switch.

\* Sump pump removed (but stored separately) since neighbours’ pumps “do the trick”.

**Ensuite Washroom:** \* Corner Shower. \* Linen cabinet. \* Cedar vanity has 4 doors & 2 drawers.

**Storage Room:** \* This very large space could easily serve as an in-home **Workshop**. \* Pocket door.

\* Upright **Frigidaire Freezer** is included.

**Utility Room:** \* High efficiency forced-air gas Furnace. \* **Hayden** Super-Vac Central Vacuum System.

\* Electronic Air Filter \* **AprilAire** Humidifier. \* Laundry / utility sink. \* Pocket door.

**Bedroom 4:** \* This room could easily accommodate a live-in Nanny or Granny, or be an **Office**.

\* **Two** double mirrored closets. \* 9 pot lights on dimmer switches. \* Pocket door.

\* Brand new easy-to-reach winter shut-off tap for outside hose. (Similar tap in Wine Cellar.)

\* Large window has a deep well, which is covered by walk-on glass in back garden’s deck.

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*Separate List Available of Antiques & Furniture Items for Individual Sale  
( These Items will NOT be Included in Sale Price of House. )*