



Kitchen



Family Room



Master Bedroom



Rec Room



Bedroom 3



Dining Room



Living Room



Media Room



Bedroom 2

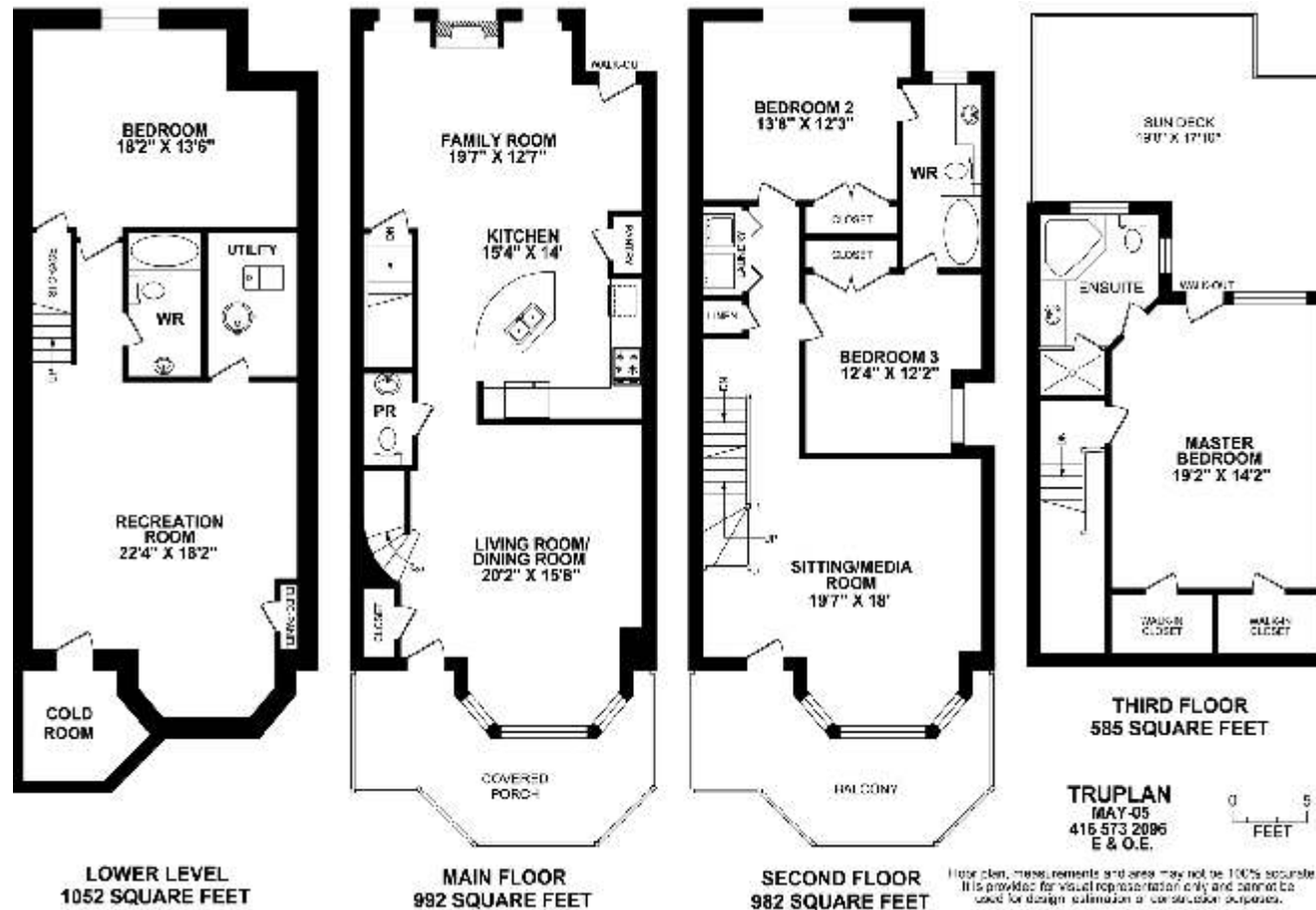


Office / Bedroom 4

97 Sarah Ashbridge Avenue

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3611 sq.ft. Total area, 2559 sq.ft. Above ground



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

Royal LePage Homeward
Brokerage, Independently owned and operated

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New Beach Convenience & Quality – Old Beach Charm & Charisma !

EXTERIOR FEATURES :

- * Landscaped front garden has picket fence, flagstone path, big rocks & in-ground irrigation.
- * Landscaped back garden has big composite deck, flagstone patio, 2 raised flower beds, 2 wood pergolas, wood fence trellis top & 2 gates), BBQ gas hook-up & in-ground irrigation.
- * **Wide Double Garage** off the rear lane has brand-new metal roll-up door (with 2 remotes).
- * Exterior wood & doors new-painted. All new fences for front Porch & Balcony, + Sundeck.
- * Sundeck & Balcony have composite Modulette deck tiles. Sundeck has BBQ gas hook-up.
- * Front door is wired for security camera. Front Porch has special texture-cement flooring.

GENERAL INTERIOR FEATURES :

- * Above-ground levels have flat ceilings & many custom crown mouldings:- costly upgrades !
- * All stairs are extra-wide, and have fine oak posts & rails, with white custom-painted pickets.
- * Above-ground Broadloom is top-quality 50 oz. on extra-thick under-pad. It looks like new !
- * Home is smart-wired ! 4 ceiling Speakers in Dining & Family Rooms have volume controls.
- * All upgraded lights & chandeliers, and all window blinds, drapes & dressings are included !

MAIN FLOOR INTERIOR FEATURES :

- * **Lobby** has ceramic tile floor, large organized coat closet and custom-installed pillar.
- * **Living Room** has deep Bay window (Hunter Douglas sheer blinds) and crown moulding.
- * **Dining Room** has high-quality chandelier and crown moulding. Lovely open oak stair rails.
- * **Powder Room** is finely-finished in an Egyptian motif. Upgraded lighting. Ceramic floor.
- * Customized **Kitchen** has Centre Island & counter tops of gorgeous speckled-black Granite. Mirrored back-splash panels. Over-counter lighting. The crown-moulded ceiling has 7 pot lights, plus a 5-light blue-glass chandelier over Island. Cabinets are super-high-gloss white.
- * Custom **Cabinets** have 9 long & 4 short upper doors, plus a tall **pantry** door & upper door; 3 long below-counter doors, a Lazy-Susan corner door, plus 1 deep & 5 shallow drawers. The Island has 2-door storage below its double sink. Note the Island's deep Breakfast bar !
- * Stainless steel Kitchen **appliances** are a Fridge (with ice & water in 1 side-by-side door), & built-in Dishwasher, both by Frigidaire Gallery; plus Kitchen Aid Superba GAS Convection Oven with 4-ring stove-top. Built-in GE Spacemaker Microwave/Range hood combination.
- * **Family Room** has gas Fireplace with dark green marble surround & hearth. The crown-moulded ceiling has 2 pot lights and a swag chandelier over breakfast table. 3 windows & door (ceramic tile floor) have white wooden blinds. Coat closet has the Central Vac. tools.

SECOND FLOOR INTERIOR FEATURES :

- * **Media Room** has deep Bay window (blinds & triangular pelmets). Door to huge Verandah above front Porch. 5 pot lights. Open stairs to 3rd floor enhanced by two fine wall sconces.
- * **Laundry** has Maytag oversize Washer & Dryer. Note the double shelving & 3 side racks.
- * **Landing** has linen closet & 3 pot lights. **Semi-Ensuite** 4-piece **Bathroom** is shared by...
- * **2nd** (back) **Bedroom** (crown moulding) & **3rd** (side) **Bedroom** with organized Dbl closets.

THIRD FLOOR INTERIOR FEATURES :

- * **Master Bedroom:** 2 walk-in organized closets. Crown moulding. 2 golden wall sconces. Windows & walk-out door to Sundeck have "bee-hive" blinds.
- * **Ensuite Bathroom** has Jacuzzi-jet tub with corner seat. Separate shower. 2 pot lights in crown-moulded ceiling.

BASEMENT INTERIOR FEATURES :

- * Vast **Recreation Room** and **4th Bedroom/Office** (with moulded glass door !) have Berber carpets & hidden lights behind crown moulding.
- * 4-piece **Washroom** has 4-door vanity.
- * **Utility Room** has gas Furnace with AprilAire Humidifier (Central air too). Rented gas Hot Water Tank.
- * **Cold Room** has Sump Pump, pantry cupboard & upright Freezer to stay.