



42
Sarah Ashbridge Ave.



Presented By Nick Boothby and Christine DeMerchant

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3118 sq.ft. Total finished area, including Finished Basement



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Virtual Tour, More Photos, Plus Interactive Floor Plan

**Nick Boothby and
Christine DeMerchant**
Sales Representatives
Royal LePage Homeward - Brokerage
Independently owned and operated
nick@inthebeach.com

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416-698-2090

Lake Views from Front Porch & Balcony !

Exterior Features :

- * Natural front garden leads to traditional Beach-type façade of this Vinyl-clad home.
- * 2 level cedar-decked back garden is conveniently maintenance-free. It has a side Pergola for mains-gas BBQ, plus full wood-fencing with a gate. It's also illuminated!
- * Double garage (with 2 remotes) off the back lane can hold a large S U V, plus car.

Interior Main Floor Features :

- * Hardwood flooring (extra-wide 3½") on this level adds to the spacious feeling.
- * Spacious **Living/Dining Room** is newly-painted. Note ceiling crown moulding.
- * Custom window sheers and hold-backs to stay. (Heirloom chandelier excluded.)
- * **Laundry closet** has triple cabinet over Maytag Atlantis over-size Washer & Dryer.
- * Double coat closet outside **Powder Room**: upgraded light, Kohler toilet & basin.
- * Upgraded **Kitchen** maple cabinets. Granite counters: double under-mount sink! Breakfast bar is at same level as counter. Hidden over-counter valence lighting! Tumbled marble back-splash tiles in subway pattern! Great cabinet storage: -- 13 long & 8 short upper doors + wine rack. 8 lower doors + corner lazy-Susan & piano-hinge cabinets and pull-out garbage/blue box bins! 14 drawers (2 for pots + 3 in desk). 2 fold-out racks at sink. Note also extra-deep double-door **Pantry**.
- * **Appliances** include big Amana Fridge (freezer below), Accubake Stove with Whirlpool ceramic Cook-top, Allure Range hood, & Bosch built-in Dishwasher.
- * **Family Room** has granite computer desk wired to connect with on-wall LCD T V (available as an extra) over the gas fireplace. California shutters in Bay window.

Interior 2nd Floor Features :

- * **Sitting / Media Room** has Cathedral ceiling. Hardwood floor to match passage. California window shutters. Custom Roman blind on walk-out door to Balcony. Note the six ceiling pot lights. (Also reinforced light socket for future chandelier.)
- * Open stairs to Master Suite on 3rd floor has Berber carpeting to match Bedrooms
- * Huge back **2nd Bedroom** has a double organized closet and California shutters.
- * Side **3rd Bedroom** has a double organized closet. * Side **4-piece Bathroom** .

Interior 3rd Floor Features :

- * **Master Bedroom** is extra large with His & Her organized closets plus a 3rd closet. It has Berber carpeting & a walk-out to big **Sundeck**. Custom blinds on windows and door (with storm door) to stay. Casablanca ceiling fan (with light & remote).
- * **4-piece Ensuite** has wide tub (Monticello faucets) & separate frameless shower

Basement Features :

- * Flat plaster ceilings throughout. Berber carpeting on floors and open stairs.
- * Vast **Play Room** has 8 pot lights & 2 sconces. Rough-in for 2 ceiling Speakers.
- * Front **Cold Room** & huge **Side Closet** under stairs provide valuable storage.
- * Luxurious **Home Theatre** has coffered ceiling with hidden lighting! Additional 6 pot lights plus 4 wall sconces are all on dimmer switches! The ceiling is sound-insulated, like the solid-core door! Surround-sound speaker wiring to 3 front, 2 back, 2 side & 2 ceiling outlets! Ensuite **Powder Room**
- * The **Utility Room** has laundry tub + Central Vac. rough-in. The gas Furnace is connected to Central Air system & AprilAir Humidifier. Rental hot water tank.

Note: This home has very sophisticated "Smart Wiring" & Security System.