

Family Room



Media Room



**65
Sarah Ashbridge
Avenue**

Kitchen



Dining / Living Room



Rec Room



Bedroom 4



Bedroom 2



Bedroom 3 / Office



Master Ensuite

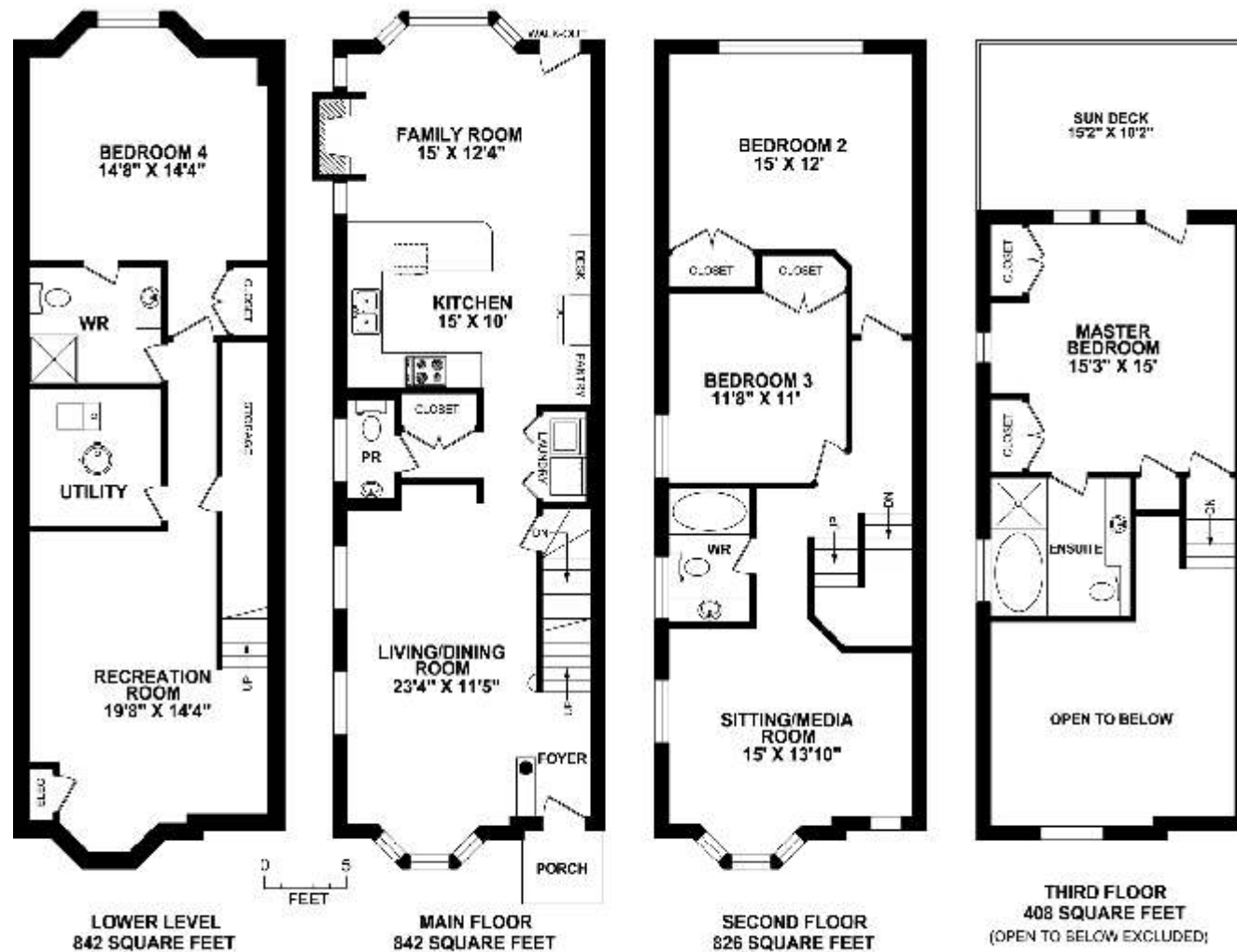


Master Bedroom



65 Sarah Ashbridge Avenue

2918 sq.ft. Total area, 2076 sq.ft. Above ground!



Floor plan, measurements and areas may not be 100% accurate. Use provided for site or informational only and cannot be used for design, estimation or construction purposes.

TRUPLAN
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E & O.E

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

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Brokerage, Independently owned and operated

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Specially - Located "New Beach" Semi, with Rare Side Windows !

EXTERIOR FEATURES :

- * Landscaped 2-level front garden has interlocking brick path & patio, and raised flower beds.
- * Front door steps are custom-laid terra cotta tile. Cement front garden bench will remain.
- * Landscaped back garden has interlocking brick patio, raised flower beds, wood side fences with copper-capped pillars, and BBQ gas hook-up. Garage has eaves troughs (an upgrade).
- * Wide **Double Garage** off rear lane has roll-up door (2 remotes) & combo-lock back door.
- * 3rd floor **Sundeck** has composite Modulette deck tiles. Its fencing is new-fixed & painted.
- * Front door is wired for security camera. The home has a (monitored) Security alarm system.

GENERAL INTERIOR FEATURES :

- * Dazzling designer decor gives this home's interior an up-to-date 21st Century appearance!
- * Most ceiling lights are upgraded. Note designer track halogens & themed passage lights.
- * All designer-chosen & custom-installed window blinds, drapes & dressings are included !
- * Wide-board oak strip flooring for all Main level. High grade broadloom for 3 other levels.

MAIN FLOOR INTERIOR FEATURES :

- * **Lobby** has ceramic tile floor, first of four matching "gun metal" lights, and feature pillar.
- * **Living Room** has deep Bay window (filter blinds & custom drapes) and crown moulding.
- * **Dining Room** has 2 *side windows* and Halogen chandelier/spot light. Oak stair steps/rails.
- * **Powder Room** has *window* (pleated shade), ceramic floor. Its hall has double coat closet !
- * **Laundry** has double doors, ceramic floor, built-in shelves & Whirlpool Washer & Dryer.
- * **Shaker Kitchen** has conveniently-wide peninsula Breakfast Bar, which seats 4. Customized CIOT back-splash of "Rosso" diagonally-laid tiles is picked out by cabinet lighting over the 'looks-like-granite' counter-tops. Ceiling is lit by 2 curved tracks of Halogens.
- * Custom **Shaker Cabinets** have 7 long/2 medium/4 short upper doors, 6 long lower doors, + 3 deep/5 shallow drawers. South wall's **Cabinets** have 3 long/2 short upper doors, + 2 tall doors for deep **Pantry cupboard**. Built-in **Desk** with 2 drawers has an over-desk light.
- * Kitchen **Appliances** are a G.E. Fridge (with ice & water in 1 of 2 side-by-side doors), white to match white doors of South wall Laundry. Also Whirlpool Ceramic Cook-top, NuTone Whispaire Range Hood, KitchenAid built-in Self-cleaning Oven, Maytag Jetclean built-in Dishwasher, and brand new Panasonic Inverter Microwave. All the last 5 items are black.
- * **Family Room** has a gas Fireplace, flanked by *side windows*. Its 5-panel Bay window and walk-out door (with ceramic floor & light like Lobby's) to back garden all have filter blinds

SECOND FLOOR INTERIOR FEATURES :

- * The **Media Room** has a Cathedral ceiling, deep Bay & tall extra window at front, plus wide *side window*, all with included blinds. Also a high window. Open stairs lead to 3rd floor.
- * **Landing passage** has 3 matching lights. Striking 4-piece **Bathroom** has wide *side window*.
- * **2nd** (back) **Bedroom** is the full width of house. Double closet. Window blinds & drapes.
- * **3rd** (side) **Bedroom** (used as office) is extra-large as *window* is not indented. Double closet.

THIRD FLOOR INTERIOR FEATURES :

- * **Master Bedroom:** His & Her closets have high *side window* between them. This and the East-facing windows & door overlooking the Sundeck have custom California shutters.
- * West wall has big linen closet, and door to **Ensuite Bathroom**. This has 6-jet Jacuzzi tub (under *window* with pleated shade) & separate shower. Wide vanity has 4 cupboard doors.

BASEMENT INTERIOR FEATURES :

- * **Recreation Room** (huge under-stairs closet) and **4th Bedroom** (full house width, dbl closet) both share * 3-piece **Washroom** which has 2 doors! This is ideal for use by Nanny/Granny.
- * **Utility Room** has gas Furnace & rented Hot Water Tank. Also Sump Pump & molded sink.