



Media Room



Family Room



Kitchen



Dining Room



Living Room

# 67 Sarah Ashbridge Ave

Presented by Nick Boothby and Christine DeMerchant



Master Bedroom



Ensuite Bathroom



Bedroom 2



Lower Level Bathroom



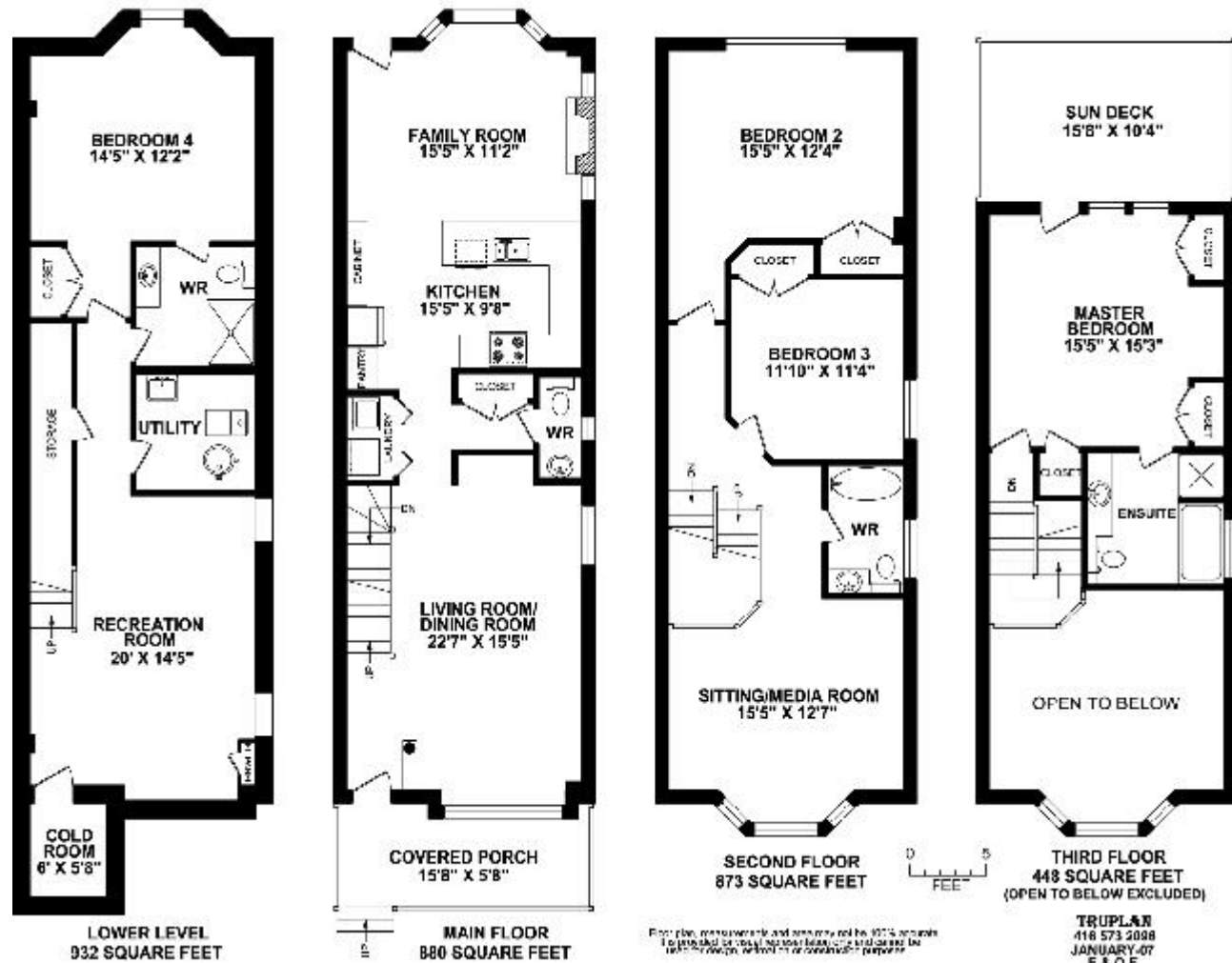
Lower Level Bedroom



Rec Room

# 67 Sarah Ashbridge Ave

3133 sq.ft. Total finished area, including Finished Basement



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Virtual Tour, More Photos, Plus Interactive Floor Plan

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## Beach - Bright Décor: It's Like Summer Inside Every Day!

### Exterior Features :

- \* On walk-way: all the benefits of extra light without any vehicular traffic !
- \* Very rare South-facing side windows are this home's major upgrade.
- \* Clear West view from covered front porch along walk-way to City sky-line.
- \* Landscaped front garden with arched Arbour entry & picket-fencing, plus curved stone path, perennial plantings and night illumination.
- \* Landscaped back garden with full wood fencing (copper-caps) and two decks: one under Pergola, one for mains-gas BBQ. It's also illuminated.
- \* Double garage (with 2 remotes) off back lane holds a large truck & car.

### Interior Main Floor Features :

- \* Spacious **Living/Dining Room** has South window for extra light.
- \* The open stairway going down adds dimension, and is an upgrade.
- \* Hardwood flooring throughout this level enhances flow and feel of space.
- \* **Laundry closet** (triple cabinet over Washer/Dryer) is conveniently located.
- \* Double coat closet outside **Powder Room**: upgraded light & rare window.
- \* Bright **Kitchen** has super cabinet storage! 12 long & 6 short upper doors; 8 lower doors + 7 drawers (3 in desk). Note also deep double-door **Pantry**.
- \* **Appliances** include big Fridge (freezer below), Stove with counter Cook-top, Range hood, built-in Dishwasher, and a Microwave. **Breakfast bar**.
- \* Bay window (blinds to stay) in **Family Room** , + South windows each side of gas Fireplace, for wonderful light. Walk-out to garden has screen door.

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

- \* **Sitting / Media Room** has Cathedral ceiling fan and 3 Bay window blinds. Open stairs to Master Suite on 3<sup>rd</sup> floor have matching Berber carpeting.
- \* Huge back 2<sup>nd</sup> **Bedroom** has a double closet and California shutters.
- \* Side 3<sup>rd</sup> **Bedroom** is extra-big as its wide South window (blinds included) is not recessed. This room also has a double closet and Berber carpeting.
- \* Side 4-piece **Bathroom** is extra-bright due to its South-facing window.

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

- \* **Master Bedroom** is extra large with His & Her closets plus a 3<sup>rd</sup> closet. It has Berber carpeting & a walk-out to big **Sundeck**. Blinds on windows and door (with phantom screen) to stay. Note ceiling fan for hot nights.
- \* 4-piece **Ensuite** has wide tub, separate shower and wide South window.

### Basement Features :

- \* Vast **Recreation Room** has special south-facing window "wells" which provide very rare natural light to this front room. Note open stair-way.
- \* Front **Cold Room** and long **Side Closet** provide valuable storage space.
- \* Huge back 4<sup>th</sup> **Bedroom** has double closet and also Berber carpeting.
- \* 3-piece **Washroom** is Ensuite to Bedroom, and has passage door too.
- \* There is a laundry tub in the **Utility Room**, plus Central Vac. The forced air gas Furnace is connected to Central Air system. Rental hot water tank.

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