



Living / Dining Room



Dining Room

Living Room



76  
Sarah Ashbridge Ave



Family Room / Kitchen



Kitchen



Master Ensuite

Media / Sitting Room



Master Bedroom



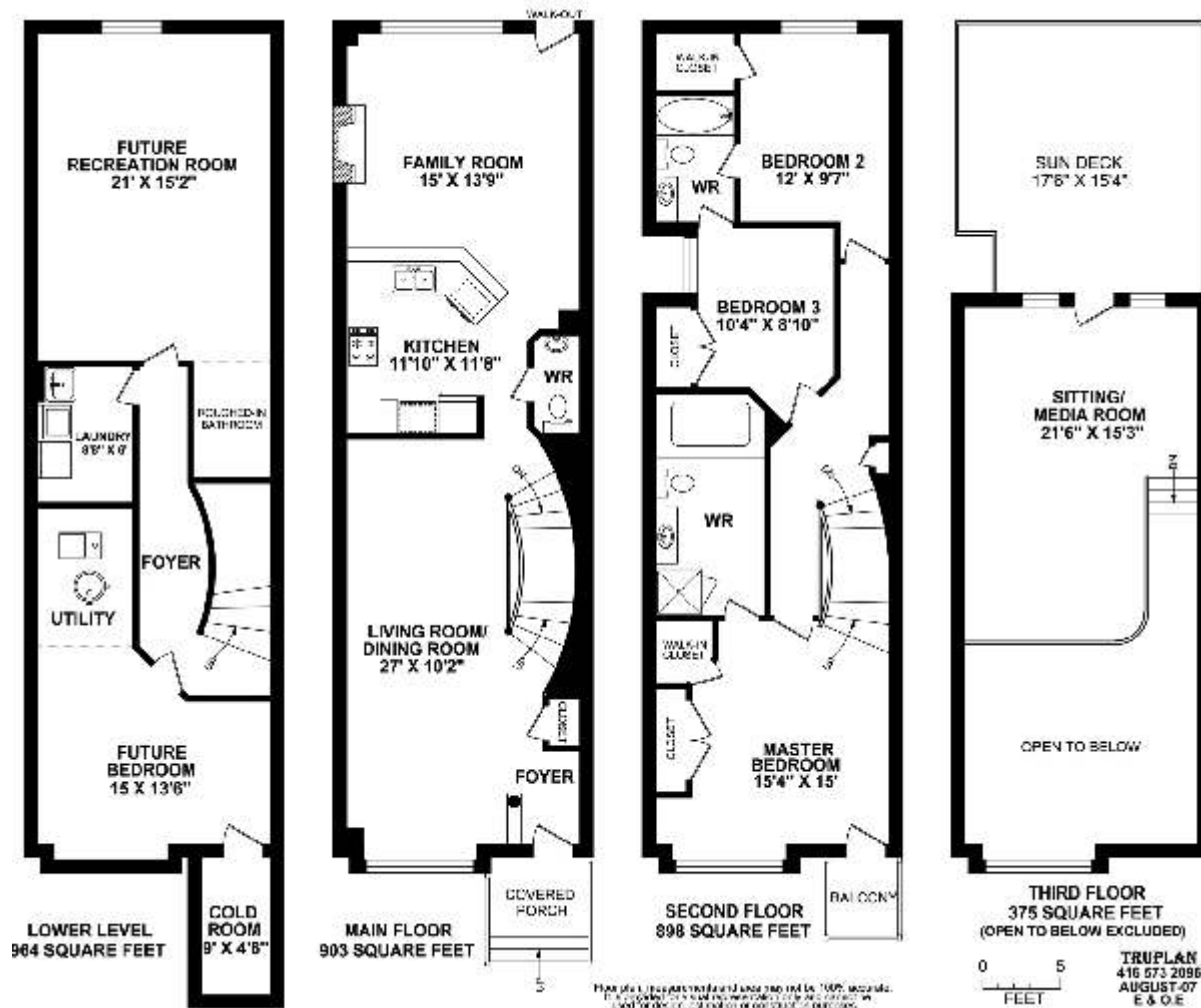
Master Bedroom

Bedroom 2

Bedroom 3

# 76 Sarah Ashbridge Ave

Total Area including lower level: 3140 sq.ft.  
Area Above ground: 2176 sq.ft.



*Light & Bright, Fresh & Sparkling Family Home !*

## EXTERIOR FEATURES :

- \* Brick construction for durability. Vinyl-clad 3<sup>rd</sup> floor and some wood-panel embellishments.
- \* Fresh-painted exterior doors, posts and railings. Sundeck has long-lasting plastic duckboards.
- \* Back garden has Cedar fencing (note copper post tops!) with gate, and gas hook-up for BBQ.
- \* 2-car garage is entered from back Lane. It has remote door openers & eaves troughs as upgrades.

## GENERAL INTERIOR FEATURES :

- \* Rare Hardwood flooring (2.5" wide oak strip in excellent condition) on all above-ground levels.
- \* Upgraded also are the extra-thick oak posts and pickets, & oak steps, of the fine curved stairs.
- \* Almost every light has been upgraded. Note the 34 pot lights, and the brand-new chandelier !
- \* There are California shutters in the windows of most rooms. And these are all wooden shutters !
- \* Virtually the whole house has been fresh-painted. Everything looks beautifully maintained.

## MAIN FLOOR INTERIOR FRATURES :

- \* Front door **Lobby** has Mexican floor tiles, twin pot lights and a spacious coat closet.
- \* Elegant **Living Room** has flat ceiling with dentil crown moulding. Fine curved oak stairs.
- \* Formal **Dining Room** has oval coffered ceiling, with dentil moulding & 4 corner pot lights.
- \* **Powder Room** has 2 pot lights, pedestal basin, Mexican tile floor & upgraded towel/paper rings.
- \* The **Kitchen** boasts many upgrades! The thick Corian counter-tops are non-stain (unlike porous marble & granite). The angled Peninsula counter / Breakfast bar can seat at least five people ! The customized "Ultra 3" cabinets have pull-out saucepan shelves under the counter-top stove. The double sink has an upgraded Moen faucet. 6 pot lights in flat ceiling. Mexican tile floor.
- \* **Kitchen Appliances** are all Stainless steel ! They include a built-in Thermador self-clean Oven, below a built-in Panasonic Dimensional Microwave. The Gaggenau gas counter-top Stove has a lid for 2 of its rings, plus a back-splash both of Stainless steel ! The magnificent Faber Italian Range hood has 3 halogen lights & 3 exhaust fans (plus an extra-big 6" vent pipe). The fine G E Fridge has its freezer at the bottom. The G E Quiet Power Dishwasher is absolutely brand new !
- \* The welcoming **Family Room** has built-in gas Fireplace, Mexican tile floor, & 4 more pot lights

## SECOND FLOOR INTERIOR FEATURES :

- \* The **Master Bedroom** has a soaring Cathedral ceiling, Walk-out door to the covered Porch, double closet, plus walk-in closet (which is illuminated). Open stairs lead up to the private Loft.
- \* The **Ensuite Bathroom** is extra-big. Note the wide tub, separate shower & 3 ceiling pot lights.
- \* The **2<sup>nd</sup> Bedroom** (at the back) has a Queen-sized bed and walk-in closet (which is illuminated).
- \* The **3<sup>rd</sup> Bedroom** (at the side) is also big enough for a Queen-sized bed. It has a double closet
- \* Both 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms conveniently share a twin-door **Semi-Ensuite** 4-piece **Bathroom**.

## THIRD FLOOR INTERIOR FEATURES :

- \* The private **Loft** is ideal to use as a Media/Sitting Room and / or Home Office. Note its fine oak banister rails, and 6 pot lights. Walk-out to huge **Sundeck** has storm door too ! Satellite Dish.

## BASEMENT INTERIOR FEATURES :

- \* The L-shaped finished **Lobby** could become a convenient Library. Curved broadloom stairs.
- \* The finished **Laundry** has ceramic tile floor. Meile front-load Washer & Dryer. Laundry tub.
- \* The front **Future Room** has electric panel, including Smart wiring box. Extra-big **Cold Room**
- \* The enormous back **Future Room** has area behind stairs that is roughed-in for a 4<sup>th</sup> **Bathroom**.
- \* The **Utility Area** has a Carrier gas Furnace (with electric Air Cleaner) connected to Central Air system , an Aprilaire 550 Humidifier, a Beam Serenity Central Vacuum & rented hot water tank.

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**Royal LePage Homeward**

**Nick Boothby and Christine DeMerchant**

Brokerage, Independently owned and operated

Sales Representatives

1858 Queen Street E.

416 698 2090

Toronto, ON, M4L 1H1

[nick@inthebeach.com](mailto:nick@inthebeach.com)