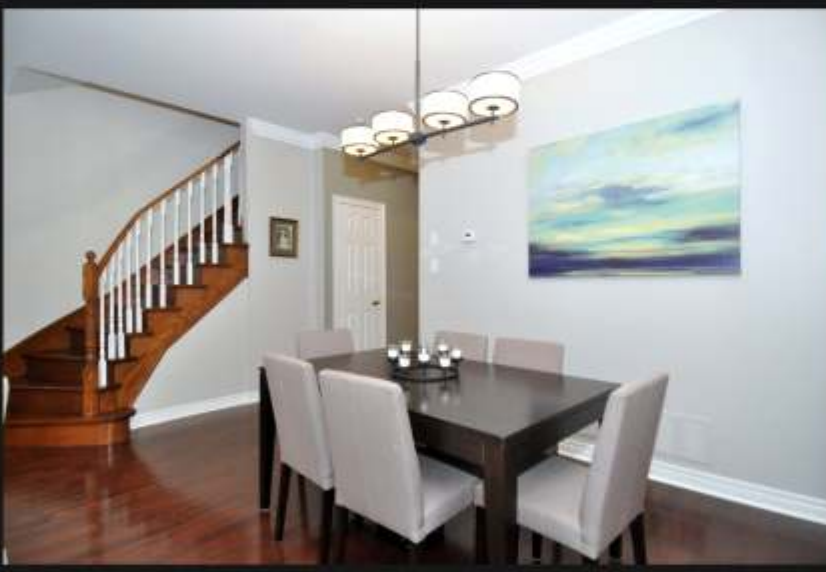




*Presented by Nick Boothby, Maddy Dennett and Christine DeMerchant*



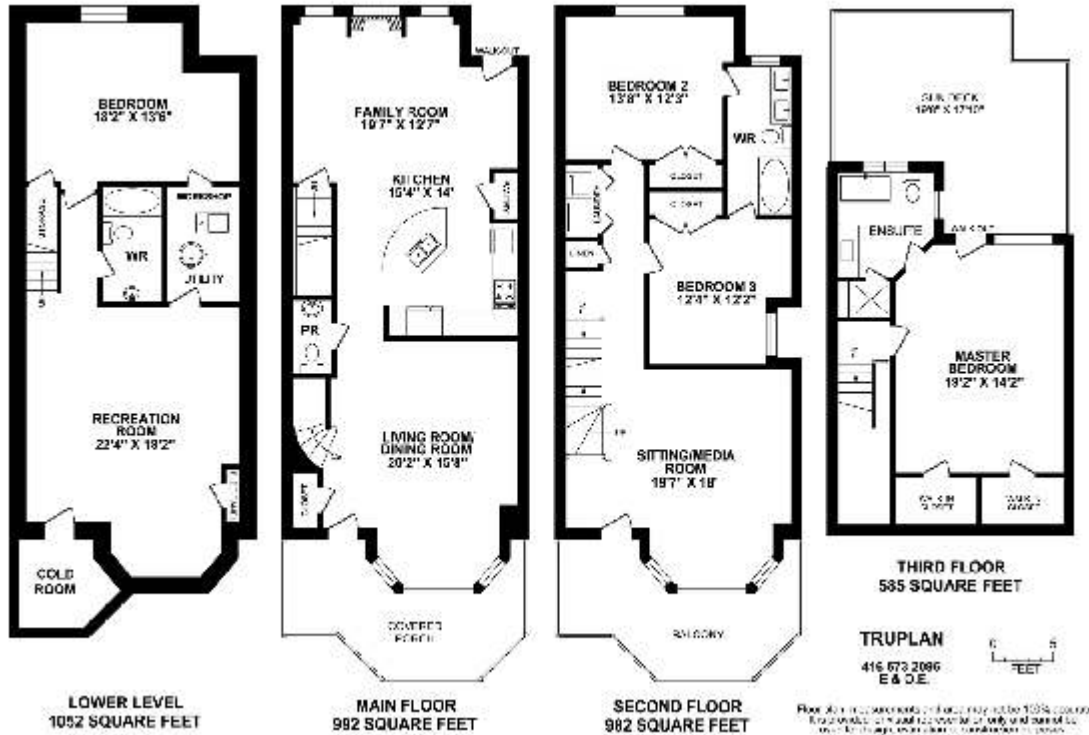
# *97 Sarah Ashbridge Avenue*



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Renovated to be One of the  
Most Modern Homes in the 'New Beach'

Above ground area: 2559 sq.ft & Total Area: 3611 sq.ft.



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

Real Estate Homeward Brokerage

Independently owned and operated

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## EXTERIOR FEATURES :

- \* Landscaped front garden has picket fence, flagstone path, big rocks & in-ground irrigation.
- \* Landscaped back garden has composite deck, flagstone patio, 2 raised flower beds, a wood pergola, new-painted fences (trellis top/2 gates), gas BBQ hook-up & in-ground irrigation.
- \* Wide **Double Garage** off the rear lane has high quality metal roll-up door (with 2 remotes).
- \* Front Porch, Balcony & Sundeck all have costly plastic-covered fences. No wood-rot here !
- \* Sundeck & Balcony have composite Modulette deck tiles. Sundeck gas BBQ hook-up too !
- \* Front door wired for security camera. Front Porch has 'Paving Stone' pattern cement floor.

## 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.
- \* Bedroom 2 & 3 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 the newly-upgraded lights & chandelier, and all the quality window blinds are included !

## MAIN FLOOR INTERIOR FEATURES :

- \* **Lobby** has ceramic tile floor, big organized coat closet, custom-installed pillar, NEW light.
- \* **Living Room** has Bay window (H-Douglas blinds), crown molding, NEW Hardwood floor.
- \* **Dining Room** has crown molding, modern chandelier, NEW Hardwood floor. Open stairs.
- \* **Powder Room** NEW-finished with custom basin, twin-flush toilet, floor & upgraded light.
- \* Customized **Kitchen** has Centre Island & counter tops of gorgeous speckled-black Granite. Mirrored back-splashes. Over-counter lighting. Crown-molded ceiling has 7 pot lights. NEW over-island lights. NEW Hardwood floor. All 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 deep Breakfast bar & 2-door cabinet below its under-mounted double sink.
- \* Stainless steel Kitchen **appliances** are a Frigidaire Gallery Fridge (has ice/water in 1 side-by-side door), NEW quiet Whirlpool Dishwasher, Kitchen Aid Superba GAS Convection Oven with 4-ring stove-top & built-in GE Spacemaker combined Microwave/Range hood.
- \* **Family Room** has gas Fireplace with dark green marble surround & hearth. The crown-molded ceiling has 2 pot lights and NEW over-table light. 3 windows & door to garden have white wooden blinds. Coat closet has tools of Central Vac. NEW Hardwood floor.

## SECOND & THIRD FLOOR INTERIOR FEATURES :

- \* **Media Room** has Bay window. 5 pot lights. NEW Hardwood Floor. Door to huge front Balcony. 5 pot lights. NEW wooden stairs to 3rd floor (with 2 NEW wall light sconces).
- \* **Laundry** has Maytag oversize Washer & Dryer. Note its double shelving & 3 side racks.
- \* **Landing** (NEW hardwood floor) has linen closet & **Laundry** (Maytag Washer & Dryer).
- \* **2nd** (back) **Bedroom** (crown moulding) & **3rd** (side) **Bedroom** with organized Dbl closets.
- \* 2nd Bedroom has NEW 5-piece **Ensuite Bathroom**, with semi-ensuite door to 3rd Bedroom.
- \* **Master Bedroom**: Two walk-in organized closets. Crown molding. NEW ceiling light. Windows & walk-out door to Sundeck have "bee-hive" blinds.
- \* NEW **Ensuite Bathroom** has stand-alone tub, hand basin, dual-flush toilet, Separate shower with bench & rain head.

## BASEMENT INTERIOR FEATURES :

- \* Vast **Recreation Room** and **4th Bedroom/Office** (molded glass door) have Berber carpets & lighted crown molding. \* 4-piece **Washroom** is NEW-fitted. \* **Cold Room** sump pump.
- \* **Utility Room** has gas Furnace & rented Hot Water Tank. \* **Workshop** with NEW in-door.