



Bedroom 3



Second Floor Bath



Media Room



Dining / Living Room



Family Room / Kitchen



Master Bedroom



Kitchen

29 Sarah Ashbridge Avenue

Presented by Nick Boothby and Christine DeMerchant



Media Room



Bedroom 2



Rec Room / Home Theatre



Exercise Room / Bedroom 4

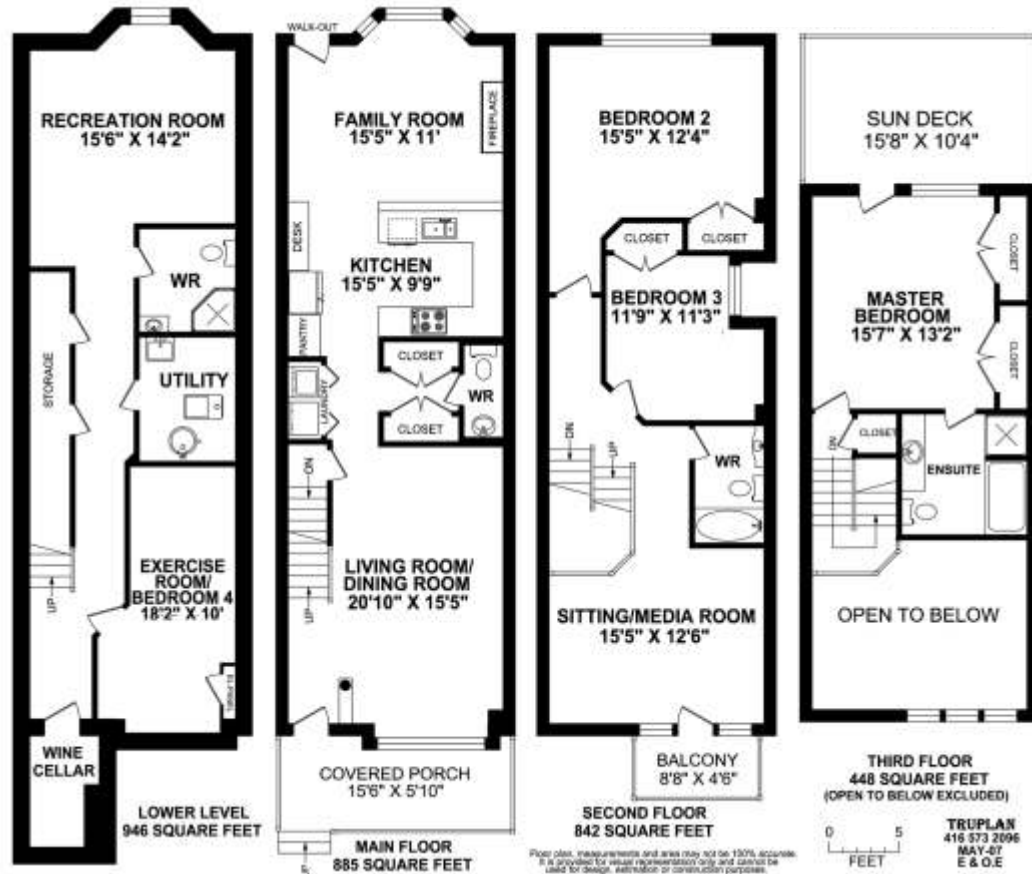


Wine Cellar

29 Sarah Ashbridge Ave

Beautiful Comfortable Home with Fabulous Kitchen!

Total Area including lower level: 3,121 sq.ft. Above ground: 2,175 sq.ft.



Virtual Tour, More Photos,
<http://www.inthebeach.com>

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Elegant Home with lots of Upgrades is minutes from the Beach

Exterior Features:

Semi-Detached Elevation B2 in Tribute's prestigious Kew Gardens1 Collection. Traditional Beach look: front **Porch & Balcony** plus back **Sundeck** have new-painted wood rails. Lavish Landscaping front and back complete with Sprinkler System. (Portable Hot tub is an exclusion.) Spacious double **Garage** (2 remotes and added eaves troughs) is accessed from rear Lane. Pegboard to stay. High wood-fenced back Garden has flagstones and gate to the front. Note the outside speakers. Front garden has cobbled walkway matched to neighbour. Extra deep **Front Porch** has been specially sealed.

General Interior Features:

Smart-wired & cable ready, has an alarm system, wall and ceiling speakers plus Central Air Con. and Central Vac. Crown moulding, upgraded faucets and fabulous upgraded light fixtures throughout.

Main Floor:

Living / Dining room has 2 ceiling speakers, Open oak stairs, and California shutters. Medallion in dining room ceiling. (Chandelier is an exclusion)

Dentil crown moulding throughout and beautiful oak hardwood floor.

2 pc **Powder Room** has ceramic tile floor and pedestal sink and upgraded faucet.

Two **double closets** leading to powder room. One is 6 shelf custom Shoe Closet!

Laundry closet on main floor has shelf. Washer and Dryer are both Maytag Performa.

Kitchen has 6 pot lights. Cabinets are cherry and include: on bottom 7 large, 1 narrow doors plus 9 drawers one of them deep. Upper cabinets include 4 long 6 narrower and 2 half cabinets. **Pantry** has 2 extra tall and 2 regular wide doors. Above Refrigerator there are 2 half doors. Above desk (granite counter and 3 drawers) there are 4 large glass front cabinets with glass shelves. All upper cabinets have over-counter lights.

Black granite counters with shaped edges and double undermount sink. Note long raised **Breakfast counter**. Kitchen appliances (Colourmatched to Counters) include Kitchen Aid side-by-side refrigerator, Maytag Jet clean Quiet Pack Built in Dishwasher, Kitchen Aid Microwave / extractor, Whirlpool Accubake oven, Whirlpool electric Cook-top In-Sink Erator Garbage disposal.

Family room has carved wood leaf fan, gas fireplace, pull out screen door, 6 pot lights, 2 ceiling speakers and fabulous bow window. Cable connection is available above fireplace for on wall large screen TV. (TV and mount are excluded)

Beveled glass door opens to basement stairs which have Berber carpet and upgraded wall light fixture.

Second Floor:

Has Berber Broadloom and crown moulding except for cathedral ceiling in sitting / media room.

Large bright **Second Bedroom** has organized double closet and crown moulding, blinds are included.

Third bedroom has large organized closet.

2nd floor 4pc **Bathroom** has ceramic floor, luxurious granite topped "antique" wood cabinet & undermount sink.

Light drenched **Media Room** has walkout to balcony, cathedral ceiling, under-stairs cabinet, wall speakers and California Shutters. Open stairs lead to third floor.

Third Floor:

Linen Cabinet on Landing. Master Bedroom has Berber broadloom crown moulding, His and Hers double doors on organized closets and walkout to sundeck. Upgraded light fixture.

Master ensuite has spectacular glistening glass counter with glass bowl/sink, large Tub & separate Shower stall.

Basement:

Luxurious finished basement has finished **Wine cellar** in cold room with wood shelving, upgraded light fixture plus laminate floor. Sparkling Beveled glass doors to wine cellar and exercise room help look crisp and bright.

Exercise room / Bedroom 4 has cable connection for TV, Berber carpet, 4 pot lights, 2 ceiling speakers and 2 wall sconces.

Large Under stairs **Storage room** extends along hallway (5 pot lights). **Utility room** has sink and sound insulation in ceiling. Central vac tube, Rental Hot Water tank, gas furnace (connected to air conditioning unit).

Recreation room has 6 pot lights 2 ceiling speakers and bow window.