



**34**  
*Sarah Ashbridge Avenue*



**Kitchen**



**Living Room**



**Family Room**



**Media Room**

*Presented by Nick Boothby and Christine DeMerchant*



**Back Garden**



**Dining Room**



**Bedroom 3**



**Bedroom 2**



**Master Bedroom**

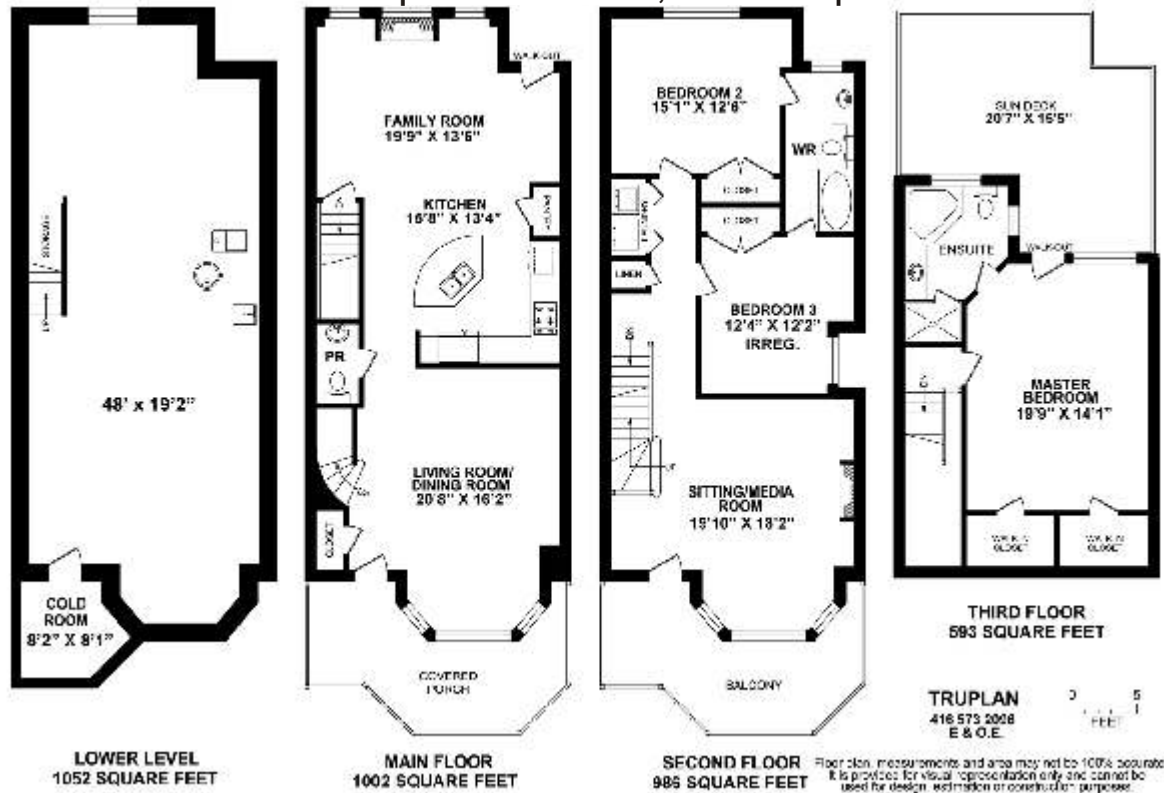


**Master Ensuite**

# 34 Sarah Ashbridge Av.

## Sophisticated and Luxurious New Beach Home

3633 sq.ft. Total Area, 2581 sq.ft.



### Exterior Features :

Landscaped Front garden has stone path around centre flower bed. Initial perennial plantings beside path can be added to by those in Owner's free-of-charge professional landscape design. Fully-landscaped back garden has interlock-brick patio, raised flower bed and full-privacy fence with 3 gates. Note the 2 Mangolia & 2 Cypress trees. Gas outlet for outside BBQ. Double Garage off rear lane has roof eaves troughs & 2 remotes for Garage's automatic door. House is vinyl-sided, with wood-shingle feature below front peaked roof. Newer glass-panel fences at front Porch & Balcony. Sundeck's wood picket fence will be professionally repaired. Both gardens' irrigation systems require seasonal maintenance. Sundeck's Hot Tub is **as-is**.

### General Interior Features :

Hardwood on all above-ground floors (except Washrooms, Laundry & Kitchen's granite floor). Flat ceilings throughout. This upgrade requires higher-grade lumber for the ceiling joists. 2 Air conditioners, Central vacuum, Security alarm & Smart wiring systems add comfort/value.

### Main Floor Interior Features :

Front **Lobby** has Granite floor & large closet. \* **Living Room** has big Bay, with 4 sections of windows (blinds included) & 4 ceiling pot lights. \* Open **Dining Room** has 6 more pot lights. **Powder Room** under open stairs (note heavy oak pickets) has pedestal basin & 'Tiffany' light. Deluxe **Kitchen** has black Granite floor to match Counters and 4-seat Centre Island (dbl sink). Cherry-wood cabinets: 5 long, 3 medium & 4 short upper doors, + 7 lower doors & 8 drawers. There is a tall Pantry door & 12-unit wine rack too! Smoky-mirror back-splashes are lighted. **Kitchen Appliances:** Ceramic Cook-top over built-in Oven. Built-in Microwave over built-in Dish-washer. Cherry-wood cover hides Extractor fan. Side-by-side Fridge has door water/ice. The combined **Family Room** adds 11 pot lights to the Kitchen's 7. Open stairs to Basement (note heavy oak pickets) enlarge the space. Custom stained-glass window over gas fireplace. 2 long windows in West wall + in walk-out door include blinds. Coat closet. 2 wall speakers.

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

**Sitting / Media Room** has gas fireplace, crown-moulded ceiling (as on all of Main floor), big Bay with 4 sections of windows & walk-out door to Balcony (blinds included). 10 pot lights. West Bedroom has double closet, ceiling fan & light. 3-pce window above garden incl blinds. Big side Bedroom has dbl closet, ceiling fan & light and anti-pigeon screen outside its window. Both these bedrooms share a Semi-Ensuite **4-piece Bathroom**, with a west-facing window. Linen closet beside **Laundry**, with brand new Samsung front-load Washer/Dryer. 5 pot lights.

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

Huge **Master Bedroom** has spacious His & Hers walk-in closets. Double-door walk-out to very large Sundeck has miniature window blinds, as do the long windows on each side. Note the Fujitsu split-system Air Conditioner, + ceiling fan & light. (Unused) Satellite dish. Master Ensuite **4-piece Bathroom** has grey marble wall & floor tiles, Corian-marble basin, separate glass-topped Shower stall & corner tub. Both its windows include their blinds.



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

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