

10 Roxborough Street West

- Rosedale and Ramsden Park Areas -

Janet Lindsay, Sales Representative 416-925-9191

Entry and Main Living Level

FRONTYARD GARDEN

- Well-treed, professionally landscaped garden; extensive stonework
- Wrought iron fence
- Yard lighting on timer
- Automatic irrigation system

ENTRYWAY

- Crown moulding
- Stained glass window
- Leaded glass entry door
- Halogen lighting
- Built-in coat rack and shelf
- Heated slate floor

RECEPTION HALL / FOYER

- Crown moulding
- Ceiling medallion
- Interior moulded archway leading to the hall
- Halogen lighting
- Built-in cabinetry
- Hardwood floor
- Wood staircase with turned railings

LIVING ROOM

- Crown moulding
- Large fanshaped stained glass window surmounting large window overlooking front garden
- Ceiling medallion
- Halogen lighting
- Wood burning fireplace with period mantel
- Hardwood floor

DINING ROOM

- Easily seats 10-12
- Crown moulding
- Large fanshaped stained glass window surmounting wide light filled window
- Ceiling medallion
- Halogen lighting
- Fireplace with electric outlet for log set and period brickwork surround
- Hardwood floor

POWDER ROOM 2-Piece

- Crown Moulding
- Halogen lighting
- Hardwood floor

KITCHEN

- Crown moulding
- Halogen lighting
- California shutters
- Ample custom cabinetry
- Double porcelain sinks
- Built-In appliances (Sub-Zero refrigerator, Miele dishwasher)
- Thermador Professional Range with hood
- Hardwood floor

KITCHEN BREAKFAST AREA

- Polished limestone topped centre island and breakfast bar with built-in drawers

KITCHEN OFFICE / DESK ALCOVE

- Crown Moulding
- Overlooks kitchen and breakfast area
- California shutters
- Built-in desk and shelves

MUDROOM

- Walk-out to garden
- Built-in shelf
- Hardwood floor

COURTYARD GARDEN

- Walk-out to deck
- Private setting with tall trees and tall fence
- Professionally landscaped garden; extensive stonework
- Yard lighting on timer
- Automatic irrigation system
- Leads to two car garage

Second Level

LANDING AND HALLS

- Crown moulding
- Ceiling medallion
- Interior archway to rear of house
- California shutters on back window
- Hardwood floor
- Oak staircase to third floor

FAMILY ROOM/BEDROOM #2

- Crown and plate rail moulding
- Ceiling medallion
- Plate rail
- Wood burning fireplace with period mantel
- Built-in bookcases
- Broad South bay window for lots of natural light with walk-out to balcony
- Walk-in closet
- Hardwood floor

BALCONY

19'3" x 10'4" 5.88m x 3.17m

- Wrought iron fence

BEDROOM #3

- King size
- Crown moulding
- Ceiling medallion
- Halogen lighting
- Walk-in closet with built-ins
- Fireplace with electrical outlet for log set
- California shutters
- Hardwood floor

BEDROOM #4

(now used as Den)

- Crown and plate moulding
- Ceiling medallion
- Walk-in closet with built-ins
- California shutters
- Overlooks garden
- Hardwood floor

BATHROOM 4-piece

- Crown moulding
- Halogen lighting

Third Level

SITTING ROOM/DEN

- Crown and plate rail moulding
- Two skylights
- Walk-out to Juliette balcony
- Hardwood floor

JULIETTE BALCONY

- Overlooks garden

MASTER BEDROOM #1

- King size
- Crown moulding
- French doors
- Plate rail with backlighting
- Hardwood floor

WALK-IN CLOSET/DRESSING AREA

- Built-ins and custom cabinetry

MASTER ENSUITE 6-piece AND LAUNDRY

- Halogen lighting
- Claw foot tub
- Glass framed rainhead shower
- His and her sinks with polished limestone countertop
- Linen closet with built-in shelves
- Miele stackable washer and dryer in separate closet
- Hardwood floor

Lower Level

MUDROOM STYLE ENTRY CONNECTING MAIN FLOOR AND LOWER TO GARDEN AND GARAGE

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'

RECREATION ROOM/ HOME OFFICE

- California shutters
- Window well from garden
- Storage space under stairs

BEDROOM #5/NANNY BEDROOM/OFFICE

- California shutters
- Double door closet

BATHROOM 3-piece ENSUITE

- Tiled shower surround
- Tiled floor

UTILITY AND STORAGE ROOMS

- High-efficiency furnace; forced air
- Over-sized air conditioner unit (*installed June 2011*)

EXERCISE ROOM/LAUNDRY ROOM

- Closet has a built-in cabinet with sink as well as plumbing and electrical installed for laundry appliances
- California shutters

Other Particulars (*kindly provided by the Seller*)

- Oversize custom mouldings, baseboards and trim throughout.
- Hardwood flooring is quarter-sawn oak on all floors except basement.
- Irrigation system.
- Slate roof and custom eaves troughs installed in 2003.
- Furnace new February 2003, new exhaust fan October 2011
- Third floor air return upgraded July 2006
- Oversized a/c unit new June 2011
- Electrical completely rewired and knob and tube replaced 2001
- House renovated 2001 (*by present owners*)
- Alarm system in house and garage (monitoring not included).

TAXES: \$10,297 (Estimated 2011)

LOT SIZE: 20 feet by 147 feet

PARKING: Double detached garage with access from Molson Street public lane.