

120 Roxborough Street East

~ Rosedale ~

Presented by **Janet Lindsay**, Sales Representative 416-925-9191

Main Floor

FOYER

- Entry door with decorative iron grill
- Decorative ceiling medallion for hanging light fixture
- Crown moulding
- Closet
- Intercom system (as is)
- Deep baseboards
- Stone floor

GRAND STAIRCASE

- Large leaded glass window for lots of light on broad landing
- Striking wood banister
- Wide and deep hardwood steps with elegant runner

LIVING ROOM

- Overlooks Dining Room for elegant open concept
- LED lighting and wall sconces
- Built-in ceiling speakers
- Crown moulding and rich millwork
- Fireplace with wood mantle and surround and stone hearth (as is)
- Large bay windows with additional south facing windows to allow for plenty of natural light, all with California shutters
- Wood floor

DINING ROOM

- Easily seats 12 – 16
- Crown moulding and rich millwork
- Built-in ceiling speakers
- Elegant ceiling medallion for chandelier lighting
- Large bay window for lovely light with California shutters over looking garden
- Swing door to Hall and Kitchen
- Deep baseboards
- Wood floor

FAMILY ROOM / BREAKFAST AREA

- French doors to Hall
- LED lighting
- Built-in ceiling speakers
- Crown moulding
- Large windows overlooking the Garden with California shutters
- Custom built-in entertainment center and separate built-in shelves with cupboard below for additional storage
- Deep baseboards
- Wood floor

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KITCHEN

- Beautifully scaled Chef's Kitchen with ample custom upper and lower cabinetry, stone countertop, pullout drawers, built-in desk, and pantry
- 6 skylights in vaulted ceiling
- Walls of windows over looking both front and back Gardens
- LED and under cabinet lighting
- Stone topped, oversize centre island with generous preparation space, pendant lighting, electrical outlet, bar fridge and plenty of cupboards for storage
- Open to Family / Breakfast Room
- Wood floor

LIBRARY / OFFICE

- French Doors from Foyer
- Elegant ceiling medallion and wall sconces
- Built-in ceiling speakers
- Crown moulding and rich millwork
- French doors to front Garden
- Two leaded glass window for added light
- Fireplace with wood mantle and surround and stone hearth (as is)
- Wood floor

POWDER ROOM 2-Piece

- LED and wall sconce lighting
- Window with curtains for privacy and natural light
- Pedestal sink
- Deep baseboards
- Wood floor

MUDROOM

- Direct entry to Garage and Kitchen
- Access to both front and back Gardens
- Crown moulding
- LED lighting
- Double closet with custom shelves and hanging rods
- Deep baseboards
- Stone floor

Second Floor

- Elegant ceiling medallion for chandelier lighting
- Deep baseboards
- Wood floor

PRIMARY BEDROOM

- LED lighting
- Crown moulding
- Bay window and additional window all with California shutters
- Wood floor

PRIMARY WALK-IN CLOSET

- LED lighting
- Wall-to-wall custom closet with adjustable hanging rods, deep drawers, cupboards and clear drawers
- Bench for additional storage and seating for easy dressing
- Window with California shutters for privacy and natural light
- Safe
- Wood floor

PRIMARY ENSUITE BATH 6-Piece

- LED and wall sconce lighting
- Stone topped vanity with double sinks, mirror and windows above and storage below
- Stone framed soaker tub with jets and handheld shower
- Glass and stone framed steam shower with light and built-in shelves
- Separate water closet
- Stone floor

SECOND BEDROOM

- King size
- Elegant ceiling medallion for chandelier lighting
- Crown moulding
- Fireplace with classic wood mantle, and stone surround and hearth (**as is**)
- Bay window and additional window with California shutters
- Double closet with mirrored sliding doors
- Wood floor
- 4-Piece semi ensuite

ENSUITE BATH 5-Piece

Semi-ensuite with Hall Bath

- LED and wall sconce lighting
- Stone topped vanity with sink and storage below
- Stone framed soaker tub with jets and handheld shower
- Glass and stone framed shower with light and built-in shelves
- Large glass windows
- Stone floor

OFFICE / NURSERY

- French doors from Hall
- LED lighting
- Built-in ceiling speakers
- Crown moulding and rich millwork
- Large window with California shutters
- Wood floor

Third Floor

- Landing opens to Sitting Area

SITTING / MEDIA / PLAY AREA

Easily enclosed for potential 5th Bedroom

- Vaulted ceiling
- LED and hanging pendant lighting
- Built-in ceiling speakers
- Crown moulding
- Double French doors to Juliette balconies
- Elegant ceiling medallion for chandelier lighting
- Deep baseboards
- Wood floor

THIRD BEDROOM

- LED lighting
- Large windows with California shutters
- Walk-in closet with custom organizers and additional closet for plentiful clothes storage
- Wood floor

ENSUITE BATH - 5-Piece

- LED lighting and wall sconces
- Built-in ceiling speakers
- Stone topped vanity with double sinks, cabinets below and mirror above
- Additional custom cabinetry for more storage
- Tub with stone surround and window with California shutters
- Glass and tile shower with rain and handheld showerheads
- Stone floor

FOURTH BEDROOM

- Double size
- LED lighting
- Built-in ceiling speakers
- Large windows with California shutters
- Double closet with custom organizer
- Wood floor

ENSUITE BATH - 3-Piece

Semi ensuite with Hall – access to Potential 5th BR)

- LED and wall sconce lighting
- Stone top vanity sink with storage below and expansive mirror above
- Glass and tile framed shower
- Window
- Heated floor

Lower Level

RECREATION ROOM

- LED lighting
- Window

POTENTIAL 5TH or 6TH BEDROOM

- Window

BATHROOM 3-Piece

- LED lighting
- Pedestal sink
- Shower with handheld showerhead
- Tile floor

LAUNDRY ROOM

- Laundry sink
- Access to utility room and separate oversized storage room
- Multiple large closets for additional storage
- Windows
- Tile floor

MECHANICAL AND FURNACE ROOM

Garden

- Private wrap-around Garden with patio area for dining
- Front Garden with patio area for sitting or dining
- Inground irrigation system
- Gas hook up in place for gas BBQ

TWO CAR GARAGE

- Automatic door
- Added space for shelving and storage

Comfort Systems

- 2 gas furnaces
- Air conditioning
- Central vacuum
- Alarm system

TAXES: \$23,406.21 (2023) (KM WILL CONFIRM)

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

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