

WELCOME TO

# 179 ROXBOROUGH DRIVE



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Helping you is what we do.



# 179 Roxborough Drive

## Main Floor

Vestibule	12'3 x 7'3	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Crown moulding</li><li>• Pot lights</li><li>• Double closet</li></ul>
Foyer	14'5 x 12'3	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Pot lights</li><li>• Entrance to kitchen</li></ul>
Living Room	18'6 x 15'4	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Crown moulding</li><li>• High baseboards</li><li>• Pot lights</li><li>• Wood burning fireplace</li><li>• Built-in bookcases</li><li>• Bay window</li></ul>
Dinning Room	17'8 x 17'5	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Pot lights</li><li>• Crown moulding</li><li>• Wainscotting</li><li>• Built-in display shelves</li><li>• Large windows facing Chorley Park</li><li>• Door to butler's pantry</li></ul>
Kitchen	17'8 x 17'2	<ul style="list-style-type: none"><li>• Eat-in kitchen</li><li>• Hardwood floor</li><li>• Centre island with breakfast bar</li><li>• Pot lights</li><li>• Granite counter tops</li><li>• Indoor barbeque</li><li>• Sliding door to stone terrace overlooking garden</li></ul>
Butler's Pantry	12'3 x 6'9	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Bar sink</li><li>• Pot lights</li><li>• Wall of floor to ceiling storage cupboards</li></ul>
Family Room	17'7 x 14'10	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Pot lights</li><li>• Built-in bookcases</li><li>• Crown moulding</li><li>• Wood burning fireplace</li><li>• Built-in speakers</li><li>• Samsung Plasma television</li><li>• Walkout to stone terrace</li></ul>
Powder Room		

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## Second Floor

Master Suite with Sitting Area	31' x 15'5	<ul style="list-style-type: none"><li>• Broadloom</li><li>• Built-in bookcases</li><li>• Pot lights</li><li>• Two double closets</li><li>• Single closet</li><li>• Overlooks backyard</li></ul>
Five Piece Ensuite		
<ul style="list-style-type: none"><li>• Heated floor</li><li>• Seperate shower with glass enclosure</li><li>• Deep soaker tub</li><li>• Water closet</li></ul>		
Second Bedroom	15'4 x 12'11	<ul style="list-style-type: none"><li>• Broadloom</li><li>• Pot lights</li><li>• Crown moulding</li><li>• Double closet</li><li>• Bay window overlooking Chorley Park</li></ul>
Third Bedroom (currently used as office)	16'2 x 15'2	<ul style="list-style-type: none"><li>• Broadloom</li><li>• Pot lights</li><li>• Crown moulding</li><li>• Double closet</li><li>• Bay window overlooking Chorley Park</li></ul>
Three Piece Ensuite with seperate shower		
Four Piece Bathroom		
Laundry Room	12' x 8'3	<ul style="list-style-type: none"><li>• Tile floor</li><li>• Deep soaker sink</li><li>• Granite counter top</li><li>• Track lighting</li><li>• Wall of storage cupboards</li><li>• Closet</li><li>• Samsung front loading washer and dryer</li><li>• Ceiling hatch to attic and storage area</li></ul>

## Lower Level

(Separate entrance to garden and two car built-in garage)

Foyer	16'3 x 12'3	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Pot lights</li><li>• Four double closets</li><li>• Single closet</li></ul>
Recreation Room	17'7 x 17'3	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Wood burning fireplace</li><li>• Pot lights</li><li>• Built-in bookcase</li><li>• French doors to bedroom</li></ul>

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Sun Room/Play Area	15'7 x 10'11	<ul style="list-style-type: none"><li>• Tile floor</li><li>• Track lighting</li><li>• Wall of windows overlooking back garden</li></ul>
Fourth Bedroom	17'7 x 15'	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Pot lights</li><li>• Windows overlooking garden</li></ul>
Three Piece Ensuite		
Fifth Bedroom	12'11 x 12'8	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Double closet</li><li>• Crown moulding</li><li>• Above grade window</li></ul>
Four Piece Bathroom		
Mudroom		<ul style="list-style-type: none"><li>• Tile floor</li><li>• Built-in coat rack</li></ul>
Furnace Room with Storage		

Offered for lease at \$15,000 per month

## Features of this Home

- Wonderful home on quiet street in North Rosedale
- Overlooking Chorley Park
- Spacious and bright
- Beautiful principal rooms
- Fabulous eat-in kitchen with walkout to stone terrace
- High ceilings
- Master suite with sitting area and new luxurious ensuite
- Second floor laundry
- Walkout from lower level
- Professional landscaped gardens
- Lower level nanny's suite
- Built-in garage

## Additional Information

Inclusions:	Kitchen Aid stainless steel double door fridge, Fisher and Paykal stainless steel fridge with bottom freezer, Char-Glo stainless steel barbeque, Kitchen Aid stainless steel double oven, Viking stainless steel gas cooktop, Miele stainless steel dishwasher, Samsung front loading washer and dryer, all sheers and rods and all electric light fixtures.
Exclusions:	None.
Lot:	50 feet by 150 feet (irregular).
Driveway:	Double Private (heated).
Garage:	Built-in double garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Possession:	Flexible.



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For more photos, please visit [www.stonehomephoto.com/client/179roxborough](http://www.stonehomephoto.com/client/179roxborough)

