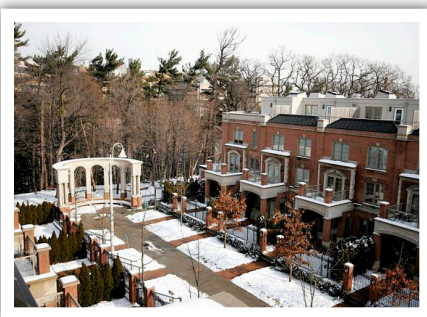
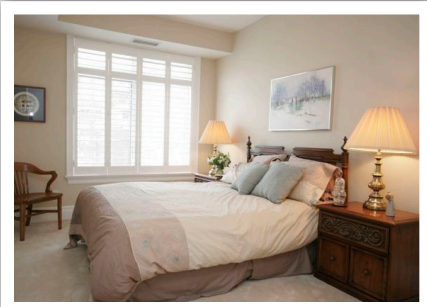
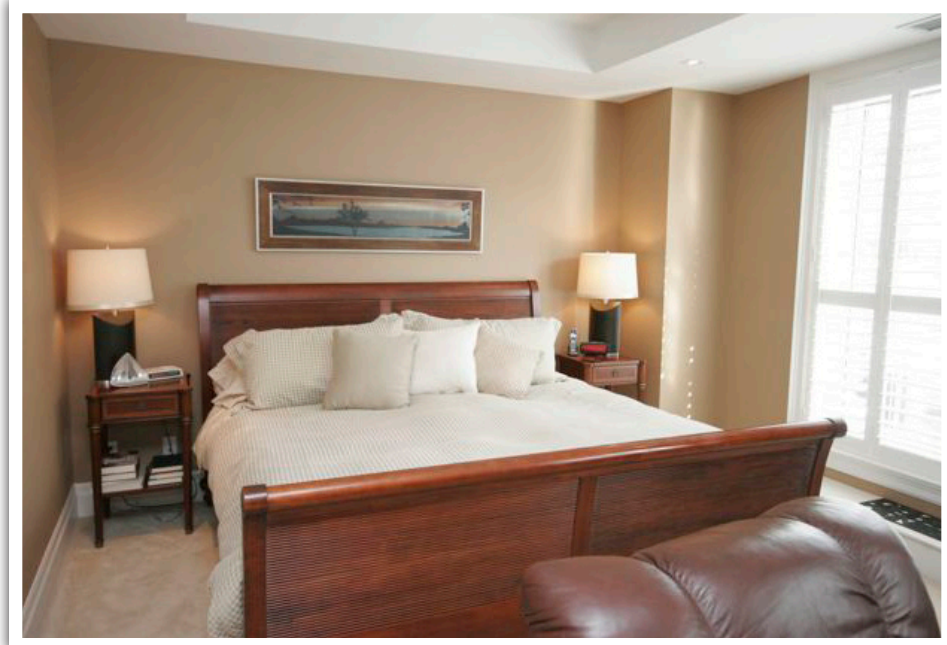
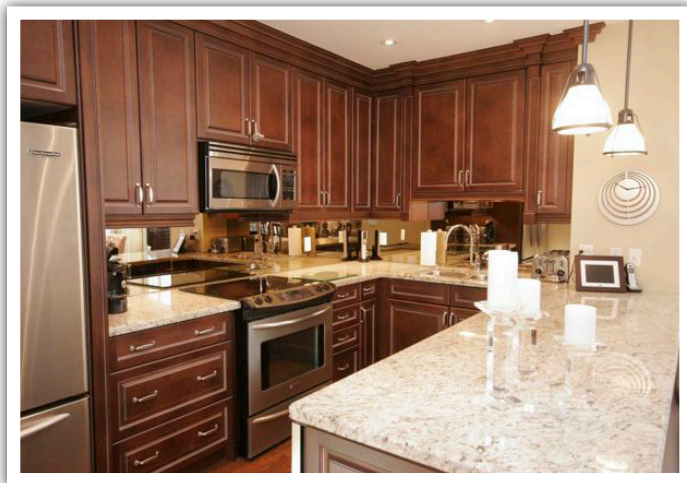
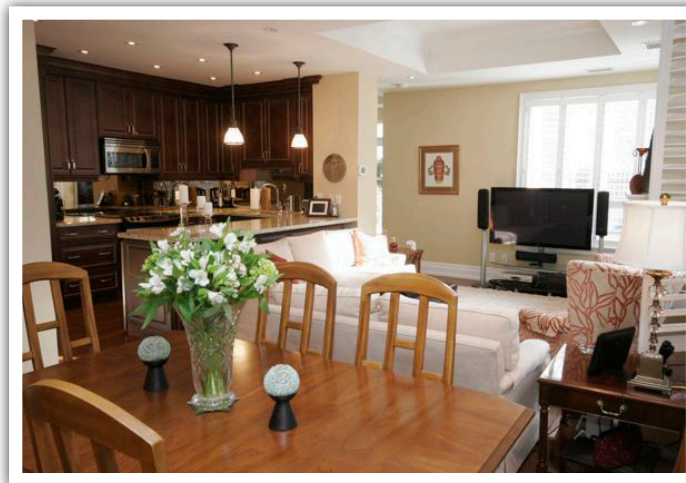




20 BURKEBROOK PLACE, TOWNHOUSE 22



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WELCOME TO 20 BURKEBROOK PLACE, TOWNHOUSE 22

Features of this Home:

- Conveniently located east of Bayview Avenue, south of Lawrence Avenue in desirable Kilgour Estates
- Very well located within the development – prime end unit with front garden and terrace with wrap around green space and outdoor sitting area
- Distinguished Georgian-style townhomes highlighted with front portico entrances, elegant French doors and lovely perennial gardens
- Nestled on twelve acres of carefully groomed estate lands – ravine access
- Landscaped walkways and seasonal gardens
- Seven foot solid core three paneled interior and closet doors with lever hardware
- Ten foot smooth coffered ceiling height in foyer, living and dining rooms
- Custom closet interiors throughout
- Upgraded kitchen, bathrooms, hardwood floor, baseboards and trim
- Wonderful outdoor space; professionally landscaped rooftop garden with irrigation system
- Spacious master suite with sitting area, walk-in closet, five piece ensuite and walkout to balcony
- Hardwired for alarm system
- Gas hookups on the terraces for your barbeque
- Private underground parking for two
- Separate locker

Amenities at Kilgour Estates:

- 24 hour concierge
- Social and recreation centre
- Fitness room
- Aquatic centre with indoor pool
- Library with stone fireplace
- Billiards lounge
- Club Room appointed with a fireside seating lounge, private dining room to celebrate special occasions, a stylish bar for entertaining guests and a catering kitchen
- Media/Theatre Room
- Guest suite
- Wonderful social committee - movie nights, wine socials and more

Foyer	8'10" x 4'4"	<ul style="list-style-type: none"> • Marble floor • Coffered ceiling • Double closet with custom organizers
Living Room	16'7" x 11'9"	<ul style="list-style-type: none"> • Hardwood floor • Gas fireplace with marble surround • Pot lights • California shutters • High baseboards • Coffered ceiling • Open concept
Dining Room	13'1" x 8'6"	<ul style="list-style-type: none"> • Hardwood floor • Pot lights • Coffered ceiling • California shutters • High baseboards • Open concept
Kitchen	13'2" x 8'8"	<ul style="list-style-type: none"> • Upgraded • Hardwood floor • Granite countertop • Mirrored backsplash • Custom cabinetry • Pot lights • Stainless steel appliances • Built-in wine fridge • Double undermount sink

Second Floor

Master with Sitting Area	20'6" x 12'8"	<ul style="list-style-type: none"> • Broadloom • High baseboards • Walk-in closet with custom organizers • Coffered ceiling • Pot lights • California shutters • Walkout to balcony
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Five Piece Master Ensuite

- Stone countertop
- Double undermount sinks
- Pot lights
- Soaker tub
- Separate glass shower

Third Floor

Second Bedroom	14' x 10'2"	<ul style="list-style-type: none"> • Broadloom • High baseboards • California shutters • Double closet with custom organizers • Five piece semi ensuite
Third Bedroom	14'2" x 10'1"	<ul style="list-style-type: none"> • Broadloom • High baseboards • California shutters • Walk-in closet with custom organizers
Five Piece Bathroom		<ul style="list-style-type: none"> • Marble floor • Marble countertop • Double sink • Pot lights

Fourth Floor

Rooftop Terrace	25'2" x 21'	<ul style="list-style-type: none"> • Indoor bar fridge with cabinetry above • Professionally landscaped • Irrigation system • Gas barbeque with gas hookup • Oversized umbrella • A wonderful summer retreat!
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Lower Level

(Separate entrance with direct access to garage)

Recreation Room	12'6" x 10'5"	<ul style="list-style-type: none"> • Hardwood floor • High baseboards • Large walk-in storage closet • Pot lights
Laundry Room	9'4" x 5'1"	<ul style="list-style-type: none"> • Tile floor • Laundry sink with cabinet • Wall mounted storage cabinets

Additional Information

Inclusions:	Stainless steel Kitchen Aid side by side fridge with bottom freezer, stainless steel Frigidaire convection oven, Frigidaire cooktop, stainless steel Frigidaire stainless steel built-in microwave with fan, stainless steel Frigidaire built-in dishwasher, Danby Silhouette wine fridge, Frigidaire super capacity washer and dryer, wall mounted storage cabinets in laundry room, all electric light fixtures (except where excluded), all window coverings, all California shutters, custom closet interiors, irrigation system and equipment, gas barbeque on rooftop, umbrella and planters on rooftop, planters on second floor balcony, front urns and central vacuum system and equipment.
Exclusions:	Shelf and letters in powder room, safe in master bedroom closet and light fixture in foyer.
Maintenance Fee:	\$980.92 per month includes water, heat, central air conditioning, building insurance, common elements and parking.
Taxes:	\$7,374.17(2012 annual).
Parking:	Two underground spaces directly outside your basement door – Level A, space 125 and 126.
Locker:	Owned (Locker 408B).
Possession:	90 - 120 days or to be arranged.

Offered for sale at \$1,075,000.00