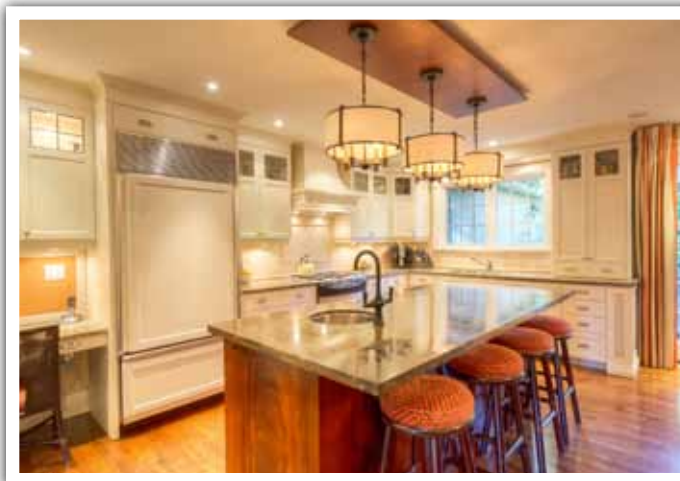




WELCOME TO 52 HARPER AVENUE

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility. Designed and Printed by Iconica Communications Inc. 416-921-7484 www.iconica.ca



Welcome to

52 Harper Avenue

Main Floor

Foyer

- Heated 'Armani Brown' marble floor
- Wainscoting
- Crown moulding
- Vintage deco wall sconces from Miami
- Stunning "Caboche" chandelier by Artemide
- Pot lights
- Custom Flamed mahogany and Sapele mahogany wood doors
- Custom drapes on the stairwell

Living Room

- Hardwood floor
- Bay window with custom radiator cover with 'Port Laurent' black marble top
- Wood burning fireplace with 'Port Laurent' extra black marble and ebony wood surround
- Port Laurent' built-in marble side table with steel counter covered in gold leaf
- High end designer wallpaper
- Custom silk drapes
- Antique bronzed pot lights
- Crown moulding
- Open to dining room and hallway

Dining Room

- Hardwood floor
- Pot lights
- Coffered ceiling
- Custom onyx radiator cover
- Custom full height panel with Maya Romanoff Mica wallpaper accent
- Leaded glass windows

Kitchen

- Renovated
- Hardwood floor
- Pot lights
- Custom cabinetry with display panel in upper cabinet
- Flamed mahogany and Sapele mahogany dark wood island with marble countertop and undermount stainless steel sink
- "Robert Abbey" designer lights over island
- Breakfast bar
- Tumbled marble backsplash
- Double undermount sink positioned to overlook the back garden
- Full height pantry cupboards
- Below counter shelf for microwave
- Soft close drawers
- Built-in desk with custom cork panel and built-in filing drawers
- Overlooks family room

Family Room/Breakfast Area

- Hardwood floor
- Gas fireplace with wall to wall built-ins with display shelves
- Custom built Flamed mahogany wood surround for wall mounted television
- Custom seasonal drapes
 - Helio velvet drapes in winter
 - Custom silk drapes in summer
- Pot lights
- Built-in speakers
- Overlooks landscaped patio and garden
- French doors with walkout to garden

Powder Room

- Heated 'Armani Brown' marble floor
- Crown moulding
- Pot lights and chrome crystal chandelier
- Designer wallpaper

Mudroom Area

- Separate rear entrance
- Double closet with mahogany doors
- Heated 'Armani Brown' marble floor

Second Floor

(Spacious landing with hardwood floor and built-in linen closet with drawers).

Master Bedroom

- Hardwood floor
- Crown moulding
- Pot lights
- Designer faux leather wallpaper on feature wall
- Twisted Murano glass light fixture
- Custom silk roman blinds
- Custom radiator cover

Five Piece Ensuite

Dressing Room

- Heated stone floor
- Separate water closet
- Oversized glass shower with built-in bench
- Deep soaker tub
- Custom vanity with lots of storage
- Wall mounted television
- Pot lights
- Built-in speakers
- Built-in display shelves
- Crown moulding
- Custom built radiator cover

Large walk-in closet with custom organizers and pot lights

Second Bedroom

- Hardwood floor
- Crown moulding
- Wall to wall taupe stained Sicamore closet by custom millworker including:
 - "Blum" hardware
 - Soft close doors
 - Illuminating rods
 - Built-in drawers
 - Pull out shoe rack
 - Custom designed ironing board storage

Office

- Custom blinds
- Custom built radiator cover
- Swarovski wallpaper with silver leaf and crystal accents
- Overlooks garden

Three Piece Renovated Bathroom

- Hardwood floor
- Custom Ribbon Mahogany wood built-ins with soft close drawers, display shelves and built-in television with surround sound
- Double closet with Ribbon Mahogany sliding barn door
- High end designer wallpaper
- Custom Hunter Douglas blinds with fabric valence
- Custom radiator cover
- Surround sound
- Antique bronzed pot lights with built-in speakers

Third Floor

Fourth Bedroom

- Heated marble weaved pattern floor
- Marble wall tiles and glass accent behind sink
- Custom glass shower enclosure with built-in shelf and rain shower head by "Waterworks"
- Custom mirrored cabinet with matching glass accent (negotiable)
- Built-in mirrors with designer sconces flanking the window
- Crown moulding
- Pot lights
- Custom window covering

Three Piece Ensuite

- Rubberized gym floor
- Closet
- Vaulted ceiling
- Wall mounted television

Lower Level (Separate Side Entrance)

Recreation Room/Nanny's Suite

- Claw foot tub
- Pot lights

- Broadloom
- Pot lights
- Glass block window
- Kitchenette with fridge, oven and double sink
- Separate sitting area
- Access to crawl space

Laundry Area

- Ceramic tile floor
- Built-in storage cabinets
- Pot lights
- Glass block windows
- Laundry sink
- Front load washer and dryer

Furnace Room

Three Piece Bathroom

Storage under stairs

Double closet at base of stairs

Broom closet at base of stairs