

WELCOME TO
18 BURNHAM ROAD



HEATHER & CAILEY

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ESTRIN**

SALES REPRESENTATIVES

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Helping you is what we do.



ROYAL LEPAGE



ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Welcome to
18 BURNHAM ROAD

Main Floor

- Foyer**
 - Stone floor
 - Pot light
 - Skylit staircase
- Living Room**
 - Hardwood floor
 - Wood burning fireplace with marble surround and wood mantle
 - Crown moulding
 - Pot lights
 - Built-in speakers
 - Overlooks dining room and front garden
- Dining Room**
 - Hardwood floor
 - Pot lights
 - Open concept
 - Open to kitchen
- Kitchen**
 - Chef's kitchen
 - Hardwood floor
 - Custom wood cabinetry with undermount lighting
 - Granite countertop
 - High end stainless steel appliances
 - Paneled Sub Zero French door fridge
 - Wolf stainless steel four burner gas cooktop
 - Wolf built-in gas oven with barbeque
 - Large capacity Vent-A-Hood
 - Wolf stainless steel built-in microwave
 - Miele stainless steel dishwasher
 - Pot lights
 - Tumbled marble backsplash
 - Built-in speakers
 - Kick plate "sweeper" for central vacuum
 - Large island with granite countertop with double sink, built-in wine shelf, built-in storage and breakfast bar seating
 - Built-in desk with granite counter top, tumbled stone backsplash and upper glass panelled cabinets
 - Picture windows
 - Overlooks garden
 - Double French doors leading to stunning, private backyard with stone patio and salt water pool with waterfall
 - Cabinet at the end of the kitchen is designed to accommodate pool supplies (towels, bathing suites, goggles etc.)
- Family Room**
 - Hardwood floor
 - Gas fireplace with marble surround and wood mantle
 - Pot lights
 - Built-in speakers
 - Wall to wall built-in media cabinet with bookshelves and speakers
 - Wall mounted Pioneer Elite HD flat screen television
 - Open to kitchen
 - Abundance of natural light
- Office/Den/Study**
 - Hardwood floor
 - French door entry
 - Pot lights
 - Overlooks salt water pool

Second Floor
 (Skylight)

- Master Bedroom**
 - Spacious
 - Hardwood floor
 - His and hers double closets with built-in shelves
 - Overlooks stone patio and pool

Four Piece Ensuite

- Heated tumbled marble floor
- Pot lights
- Oversized aromatherapy steam shower with rain showerhead and built-in teak bench
- Separate air jet tub
- Built-in storage

Second Bedroom

- Broadloom
- Vaulted ceiling
- Walk-in closet with built-in shelves
- Overlooks front garden

Third Bedroom

- Broadloom
- Large closet with built-in shelves
- Overlooks stone patio and salt water pool

Fourth Bedroom

- Broadloom
- High ceiling
- Walk-in closet with built-in storage
- Overlooks front garden

Four Piece Bathroom with Jet Tub

Two Linen Closets with Built-in Shelves

Lower Level

Recreation Room

- Spacious – great place for children to play
- Broadloom
- Pot lights
- Windows

Fifth Bedroom

- Broadloom
- French doors
- Double closet with built-in storage
- Pot lights
- Built-in shelves
- High ceiling
- Open to recreation room
- French doors with walkout to deck area

Two Piece Bathroom (roughed-in for a shower)

Laundry Room

- Tile floor
- Built-in shelf
- Washer and dryer

Walk-in Storage Room

Extra Large Closet

Access to Large Storage and Furnace Room

- Shelving for storage
- Work bench

Additional Information:

Inclusions: Paneled Sub-Zero French door fridge with bottom freezer, Wolf stainless steel four burner gas cooktop, Wolf built-in gas oven with barbeque, Wolf stainless steel built-in microwave, Venta hood fan, Miele stainless steel dishwasher, Miele front load washer, Maytag front load dryer, all electric light fixtures (except where excluded), all window coverings (except where excluded), Pioneer Elite HD television in family room, central vacuum system and equipment, security cameras and equipment, irrigation system and equipment, in ground salt water pool with waterfall and equipment, central air conditioning system and equipment, Space Pak air conditioning system and equipment and gas burner and equipment.

Exclusions: Window coverings in living room, third bedroom and master bedroom.

Lot: 40 feet by 115 feet.

Driveway: Private driveway for parking for three to four cars.

Garage: Single car attached garage.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$11,052.24 (2014).

Possession: Summer 2014.

Offered for Sale at \$1,750,000



WWW.18BURNHAMROAD.COM



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Features of this Home:

- Warm and inviting family home in prime Bennington Heights
- Exceptionally quiet location within the neighbourhood, where children play out front
- Extensively renovated including rear addition, no expense spared
- Lots of natural light
- 2,683 square feet plus 1,172 square feet in lower level
- Fully loaded with high end stereo system with two zones and separate volume control
- Fabulous, open concept main floor - ideal for family living and entertaining
- Main floor family room with custom built-ins
- Rare main floor study and powder room
- Chef's kitchen with high end appliances
- Central vacuum with kick plate "sweeper" in kitchen
- Space Pak air conditioning with a separate zone for second floor - this allows you to cool the second floor while having windows and doors open on the main floor
- Four good sized bedrooms
- Master with his and hers double closets with built-in shelves and four piece ensuite with heated floors and steam shower with teak bench
- Beautiful back yard with flagstone patio, spa hot tub and salt water pool with waterfall – a true back yard oasis
- Double width private driveway with built-in garage
- Lots of storage
- The perfect combination of home, neighbourhood and lifestyle

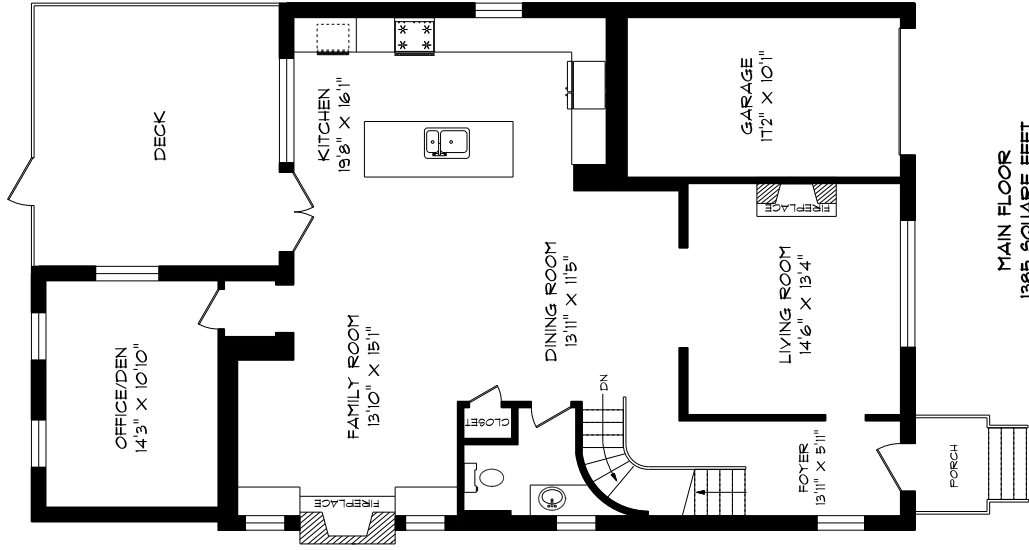
Features of this Neighbourhood:

- Close to the city's best schools – Bennington Heights and in district for Bessborough School for grades 7&8 and Leaside High School
- Entrance to the wonderful ravine system just down the street
- Short walk to the Brickworks Market on the weekend or wind your way through the city on the bike trails
- Walking distance to great parks, the amenities of Bayview Avenue and the shops at the Bayview and Moore plaza
- Good access to TTC
- Easy drive to downtown and quick access to the highway system

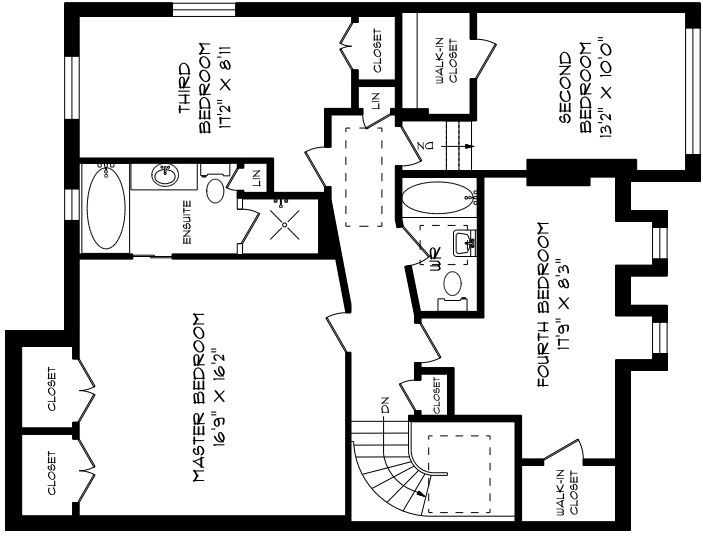
Improvements:

- Full rear addition
- Refinished hardwood floors throughout
- Entire home fully repainted
- Renovated chef's kitchen with high end appliances
- Front and back irrigation system with drip line for planters
- Professionally landscaped front and back gardens
- Brick tuck pointed
- High end security with HDR surveillance cameras
- Newer roof and skylights
- Upgraded 3/4" copper water supply – excellent water pressure

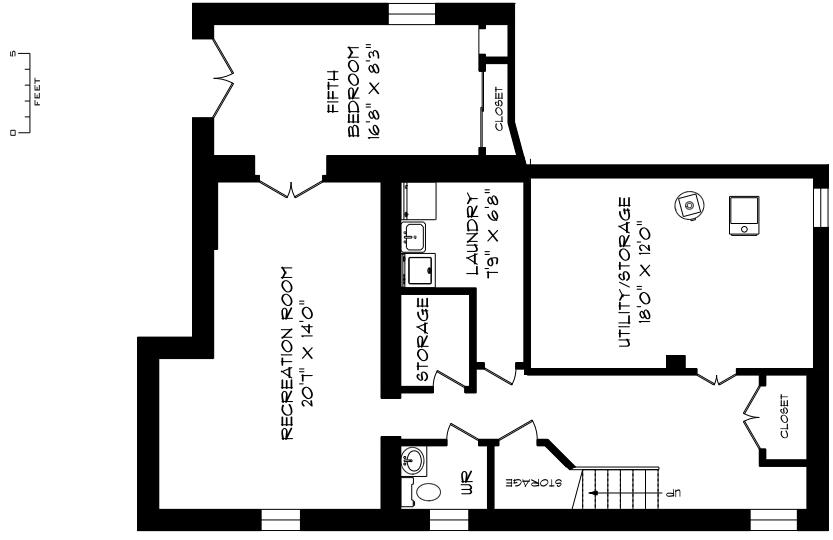
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MAIN FLOOR
 1385 SQUARE FEET



SECOND FLOOR
 1298 SQUARE FEET



LOWER LEVEL
 1172 SQUARE FEET

