

## 81 Amesbury Drive

Offered for Sale at \$595,900

This spectacular home has a serious Wow Factor! A rare gem set on a secluded, tree lined cul-de-sac in one of Toronto's fastest developing million dollar neighbourhoods. Overlooking a park and mature trees, the sun filled, open concept living/dining/kitchen has a walkout to a patio & private perennial garden through double french doors. Established & extensively landscaped lawn w/mulch beds and armour stone show off the hostas, sedum, irises, lilies, roses, sage, lavender and more...

The custom chef's kitchen has granite counters, large island w/breakfast bar, stainless steel appliances, ceramic cooktop, porcelain floors. Then there is the drop dead gorgeous statuario marble bathroom w/glass shower, french provincial vanity, oversize jet tub & rain shower. Eco-friendly bamboo flooring is continuous throughout the main floor living/dining & the three sunny bedrooms.

The lower level is bright and has above grade windows everywhere. The spacious custom laundry/workshop has a ton of cabinet storage, double sink, hard wearing allure flooring. There is another 3 piece bathroom. The enormous great room could be a media/entertainment or personal workout area or more. The fourth bedroom is grand and has 2 additional closets.

This family owned home has been extensively renovated w/permits and great attention to detail. The main floor living area has been fully opened; a double door walkout to a privately fenced in deck & patio was created and the kitchen and bathroom have been completely redone with timeless features. Extra insulation has been added to most of the walls & attic and there is a dual flush toilet & owned Rinnai tankless water heater all combining with the high efficiency furnace to save on energy costs.

Extra info: Hi efficiency Forced Air Gas Furnace, Owned Tankless Water Heater, Central Air Conditioner, Roof Reshingled 2010 with 25yr shingle, Energy Audit 2012. Updated plumbing & wiring 100Amp service; attached, deep 1 car garage and double driveway enough for another 4-5 cars for all your friends to visit you in this great house!!!

Includes: All Electrical Light Fixtures & Window Coverings, Stainless Steel Fridge, Stove, Built-In Dishwasher, Front load Washing Machine, Dryer, Electric Garage Door Opener & 2 remotes. Many other items available for negotiation, for example, patio furniture. If interested, contact me for list.

Great Schools, Metro, Walmart, LCBO, Castlefield Designer District, Lowes, Home Depot, TTC, 401, Black Creek, Library, Community Centre, Arena...Close to everything yet surrounded by Nature!

<u>Room</u>	<u>Level</u>	<u>Dimensions (m)</u>	<u>Description</u>		<u>flooring</u>
Living	Main	4.10x4.10	combined w/dining	walkout to park	bamboo
Dining	Main	3.29x2.70	open concept	overlooks park	bamboo
Kitchen	Main	3.25x3.18	granite counter	centre island	porcelain
Master Bdrm	Main	4.06x3.18	large window	closet organizer	bamboo
2 <sup>nd</sup> Bedroom	Main	4.11x3.00	overlooks front yard	closet	bamboo
3 <sup>rd</sup> Bedroom	Main	3.02x2.73	overlooks garden	closet	bamboo
Bathroom	Main	3.18x2.29	4 piece	jet tub	marble
Media/Great Rm	Lower	7.39x5.10	above grade window	closet	laminat
4 <sup>th</sup> Bedroom	Lower	7.08x3.02	above grade window	double closet	laminat
Laundry/Workshop	Lower	4.06x4.06	double sink	comb w/utility	vinyl

MLS# Find on Realtor.ca      Taxes:\$3137.81  
Tax Year: 2013

Lot Size: 60 x 100 feet  
Possession: Aug. 14 tba

Contact the Seller, **Vidya Lake**, directly at **416-528-8949** or email [vidya@vidyalake.com](mailto:vidya@vidyalake.com) to get more information or to schedule a viewing. [www.vidyalake.com](http://www.vidyalake.com) Seller will cooperate fully with Buyer's agents.

*All information in this presentation or on the website is supplied by reliable sources and is deemed to be correct. Purchasers must satisfy themselves as to the accuracy of the information contained herein. All room sizes are approximate and the measurements are taken at the widest point. Some or all rooms may be irregular in size. Not intended to solicit sellers or buyers currently under contract with a Brokerage.*