

50 Burton Road

Main Level

<u>Grand Foyer</u>	12'9" x 12'7"	<ul style="list-style-type: none">∞ Slate Flooring∞ Double Entry Closet∞ Pot Lights∞ Track Lighting∞ Solid Wood Arched Front Door with Window
<u>Powder Room</u>		<ul style="list-style-type: none">∞ Glass Custom Countertop∞ Built-In Glass Display Shelving∞ Sconces∞ Pot Lights∞ Custom Wall Cabinetry∞ Slate Flooring
<u>Family Room</u>	18'8" x 18'3"	<ul style="list-style-type: none">∞ Double Entry Door from Foyer∞ Cathedral Beamed Ceiling∞ 2 Sky Lights∞ French Doors Walk-Out to Juliet Balcony∞ Wall-to-Wall Floor-to-Ceiling Book Shelves∞ Oversized Wood Burning Fireplace with Slate Surround∞ Leaded Windows
<u>Dining Room</u>	23'7" x 16'5"	<ul style="list-style-type: none">∞ Oversized Wood Burning Fireplace with Slate Surround∞ Pot Lights∞ Built-In Custom Slate Server with Drawers∞ Walk-Out French Doors∞ Built-In Glass Display Shelving∞ Window Coverings∞ Built-In Speakers
<u>Living Room</u>	27'9" x 20'7"	<ul style="list-style-type: none">∞ Crown Moulding∞ Wood Burning Fireplace with Green Marble Surround∞ Window Coverings∞ Double French Doors Walk-Out to Garden∞ Built-In Speakers

Gourmet Kitchen

24'2" x 12'6"

- ∞ Slate Flooring
- ∞ Built-In Desk with Overhead Cabinetry & Lower Storage
- ∞ White Oak Panelled Ceiling
- ∞ Kitchen Centre Island with Built-Ins & Seating
- ∞ Overhead Stainless Hanging Pot Rack
- ∞ Built-In Island 5 Burner Gas Thermador Stove & Pop-Up Exhaust
- ∞ Sub Zero Oversized Stainless Fridge & Freezer
- ∞ Built-In Stainless Thermador Convection/Microwave Oven
- ∞ Built-In Stainless St George Double Oven
- ∞ Built-In Thermador Warming Drawer
- ∞ Built-In Two Miele Dishwashers
- ∞ Custom Built-In Cabinetry with Glass Shelves and Opaque Glass Doors
- ∞ Moulded Custom Countertops
- ∞ Built-In Speakers
- ∞ Garburator
- ∞ Water Filter
- ∞ Back Staircase to Second Floor

Breakfast Area

14'9" x 12'9"

- ∞ Slate Flooring
- ∞ Floor to Ceiling Windows Overlooking Pool & Garden
- ∞ Custom Shelving & Cabinetry
- ∞ Exposed Stone Wall
- ∞ Double French Doors Walk-Out to Pennsylvania Blue Limestone Deck Overlooking Pool & Garden
- ∞ Built-In Indoor Gas BBQ & Hood with Stainless Surround
- ∞ Custom Pantry
- ∞ Built-In Speakers

**Mud Room /
Laundry Room**

12'5" x 10'7"

- ∞ Slate Flooring
- ∞ Built-In Pantry Cupboards & Storage
- ∞ Countertop Sink with Built-In Cupboards
- ∞ Frigidaire Stacked Washer & Dryer
- ∞ Walk-Out to Side Yard
- ∞ Kitchen Aid Stainless Steel Compactor

**Staircase to
Upper Hall**

- ∞ Expansive Staircase with Wainscoting & Dramatic Skylight Overhead

Second Level

Sitting Area *12'0" x 11'2"*

Master Suite *18'9" x 13'9"*

- ∞ *Fireplace with Antique Marble Mantle*
- ∞ *Window Coverings*
- ∞ *Two Double Closets*
- ∞ *Wall Sconces*
- ∞ *Built-In Speakers*

Master Ensuite

- ∞ *Slate Floors*
- ∞ *Skylight*
- ∞ *Oversized Glass Shower Enclosure*
- ∞ *Kohler Jet Tub with Timer*
- ∞ *Walk-In Built-In Closet*
- ∞ *Polished Slate Custom Countertop*
- ∞ *Wall-to-Wall Mirror*
- ∞ *Built-In Speakers*

Second Bedroom / Study *13'9" x 11'0"*

- ∞ *Window Coverings*
- ∞ *Track Lights*
- ∞ *2 Built-In Closets and Single Closet*
- ∞ *Built-In Bookshelves & Drawers*
- ∞ *Built-In Speakers*

Third Bedroom *12'4" x 11'0"*

- ∞ *Window Coverings*
- ∞ *Built-In Desk with Shelves*
- ∞ *Built-In Double Closet*
- ∞ *Track Lights*
- ∞ *Built-In Speakers*
- ∞ *Single Closet*

Fourth Bedroom *13'0" x 11'4"*

- ∞ *Built-In Double Closet*
- ∞ *Track Lights*
- ∞ *Window Coverings*
- ∞ *Built-In Desk & Shelves*

Bathroom

- ∞ *4-Piece*
- ∞ *Skylight*
- ∞ *Ceramic Tile Floor, Walls, Shower & Vanity*

***Fifth Bedroom with
3-Piece Ensuite***

12'4" x 11'0"

- ∞ *Built-In Desk*
- ∞ *Wall-to-Wall Built-In Closet*
- ∞ *Window Coverings*
 - *3-Piece Ensuite*
- ∞ *Ceramic Tile Floor & Walls*
- ∞ *Glass Enclosed Ceramic Tile Shower*
- ∞ *Custom Built-In Ceramic Tile Vanity*
- ∞ *Glass Brick Wall*
- ∞ *Wall-to-Wall Mirror*

Sixth Bedroom

13'8" x 12'7"

- ∞ *Window Coverings*
- ∞ *Built-In Shelving*
- ∞ *Built-In Desk*
- ∞ *Pot Lights & Track Lights*
- ∞ *Sconces*
- ∞ *Wall-to-Wall Built-In Closet*
- ∞ *Built-In Headboard*

Bathroom

- ∞ *4-Piece*
- ∞ *Glass Shelves*
- ∞ *Glass Block*
- ∞ *Access to 6th & 7th Bedrooms*

Seventh Bedroom

13'8" x 13'2"

- ∞ *Window Coverings*
- ∞ *Built-In Wall-to-Wall Closet*
- ∞ *Track Lights*

Lower Level

Hall

- ∞ *Wireton Stone & Carpet*

Play Room

18'0" x 12'3"

- ∞ *Built-In Wall-to-Wall Desk*
- ∞ *Walk-In Custom Storage Room*
- ∞ *Storage Utility Room*
- ∞ *Built-In Wall Console*
- ∞ *Recessed Windows*
- ∞ *Track Lighting*

***Mud Room with
Walk-Out to Garage***

- ∞ *Wall of Storage Closets*
- ∞ *Open Wall Shelving*
- ∞ *Walk-Out to 3 Car Garage*
- ∞ *Terra Cotta Flooring*
- ∞ *Track Lighting*

Walk-In Storage Room 14'2" x 6'0"

Walk-In Cedar Closet

Media/Exercise Room 24'3" x 20'4"

- ∞ Carpet
- ∞ Pot Lights
- ∞ Window Coverings

Nanny Suite 15'3" x 12'0"

- ∞ Double Closets
- ∞ 3-Piece Ensuite

Walk-In Storage Room 11'4" x 6'4"

- ∞ Storage Shelves

Kitchenette

- ∞ Wiarton Stone Floor
- ∞ Panasonic Microwave
- ∞ Sink
- ∞ KitchenAid Dishwasher
- ∞ Marvel Refrigerator & Ice Maker
- ∞ Built-In Glass Table
- ∞ Built-In Cupboard
- ∞ Double Entry Closet

2-Piece Change Room

- ∞ Wiarton Stone Countertop, Sink & Floor
- ∞ Oversized Glass Shower with Built-In Seats & Steamer Unit

**Walk-Out to
Pool & Garden**

Bathroom

- ∞ 2-Piece
- ∞ Wiarton Stone Countertop
- ∞ Wall-to-Wall Mirror

Laundry Room

- ∞ Built-In Cupboards
- ∞ Stacked Washer & Dryer

Wine Cellar 6'0" x 4'8"

- ∞ Climate Controlled

**Mechanical / Storage /
Utility Room**

Inclusions:

- ∞ *Sub Zero Oversized Stainless Steel Refrigerator*
- ∞ *Sub Zero Oversized Stainless Steel Freezer*
- ∞ *Two Miele Dishwashers*
- ∞ *Garburator*
- ∞ *Water Filter*
- ∞ *Thermador 5 Burner Stove with Pop-Up Exhaust*
- ∞ *Thermador Convection/Microwave Oven*
- ∞ *St. George Double Oven*
- ∞ *Thermador Warming Drawer*
- ∞ *Indoor Gas Barbecue, Hood & Outdoor Barbecue*
- ∞ *Overhead Hanging Stainless Pot Holder*
- ∞ *Frigidaire Stack Washer & Dryer*
- ∞ *Lower Level Washer & Dryer*
- ∞ *All Window Coverings*
- ∞ *All Track Lighting*
- ∞ *Breakfast Room Overhead Fixture*
- ∞ *Broadloom Where Laid*
- ∞ *All Cupboard Built-Ins*
- ∞ *Built-In Bicycle Rack in Garage*
- ∞ *Movie Projector & Screen on Lower Level*
- ∞ *Exterior Front: 2 Antique Light Fixtures*
- ∞ *Outdoor Patio Retractable Awning*
- ∞ *Outdoor Lighting*
- ∞ *Front & Back Inground Sprinkler System*
- ∞ *Security System (monitoring extra) - Avante Security Company*
- ∞ *3 Gas High Efficiency Furnaces*
- ∞ *3 Air Conditioner & Equipment*
- ∞ *Central Vacuum & Equipment*
- ∞ *All Related Pool Equipment*
- ∞ *Gas Boiler*
- ∞ *Humidifier*
- ∞ *2 Gas Hot Water Heaters*
- ∞ *Bose Speakers*

Exclusions:

- ∞ *Mirror Over Sink in Main Floor Powder Room*
- ∞ *Front Hall Console*
- ∞ *Family Room Wall Sconces*
- ∞ *Dining Room Hanging Fixture*
- ∞ *Second Bedroom Hanging Fixture*
- ∞ *Living Room Console*
- ∞ *Master Ensuite Wall Sconces*

Special Mention:

- ∞ *Pool with surround Pennsylvania Blue Limestone*

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Special Features of this Home:

<i>Possession:</i>	<i>To Be Arranged</i>
<i>Legal Description:</i>	<i>Part Lot 56, 57 & 58, Plan M347</i>
<i>Lot Size:</i>	<i>108.87 x 184 feet</i>
<i>Drive:</i>	<i>Circular Private with 14+ Car Parking</i>
<i>Garage:</i>	<i>Attached 3 Car Parking with access to Lower Level</i>
<i>Taxes:</i>	<i>\$23,315.00 (annual 2010)</i>
<i>Heating:</i>	<i>Forced Air Gas Supplemental Electric Baseboard Heating Radiant Heating Central Air Conditioning</i>
<i>Price:</i>	<i>Offered at \$7,500,000.00</i>

For More Information Contact:

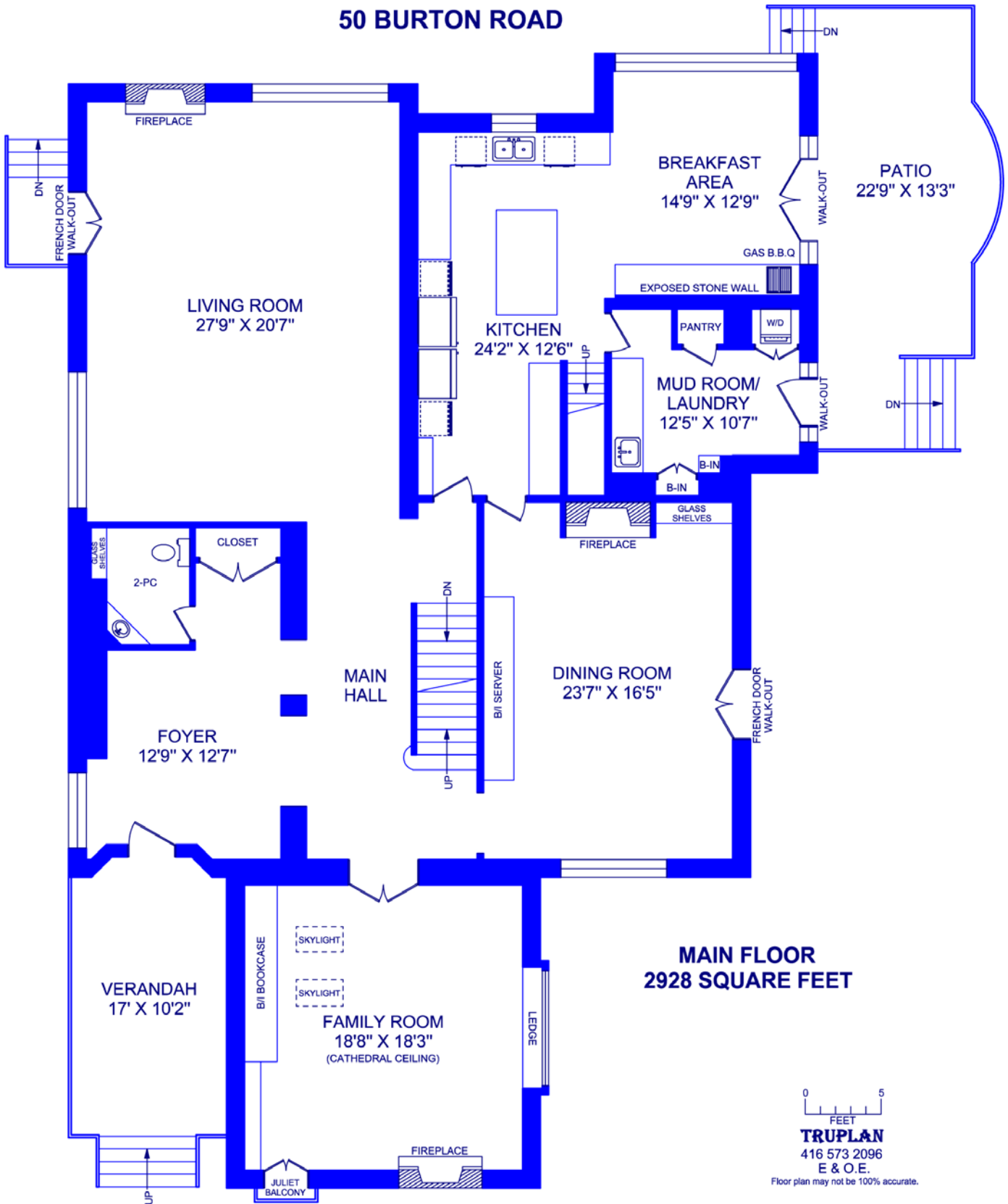
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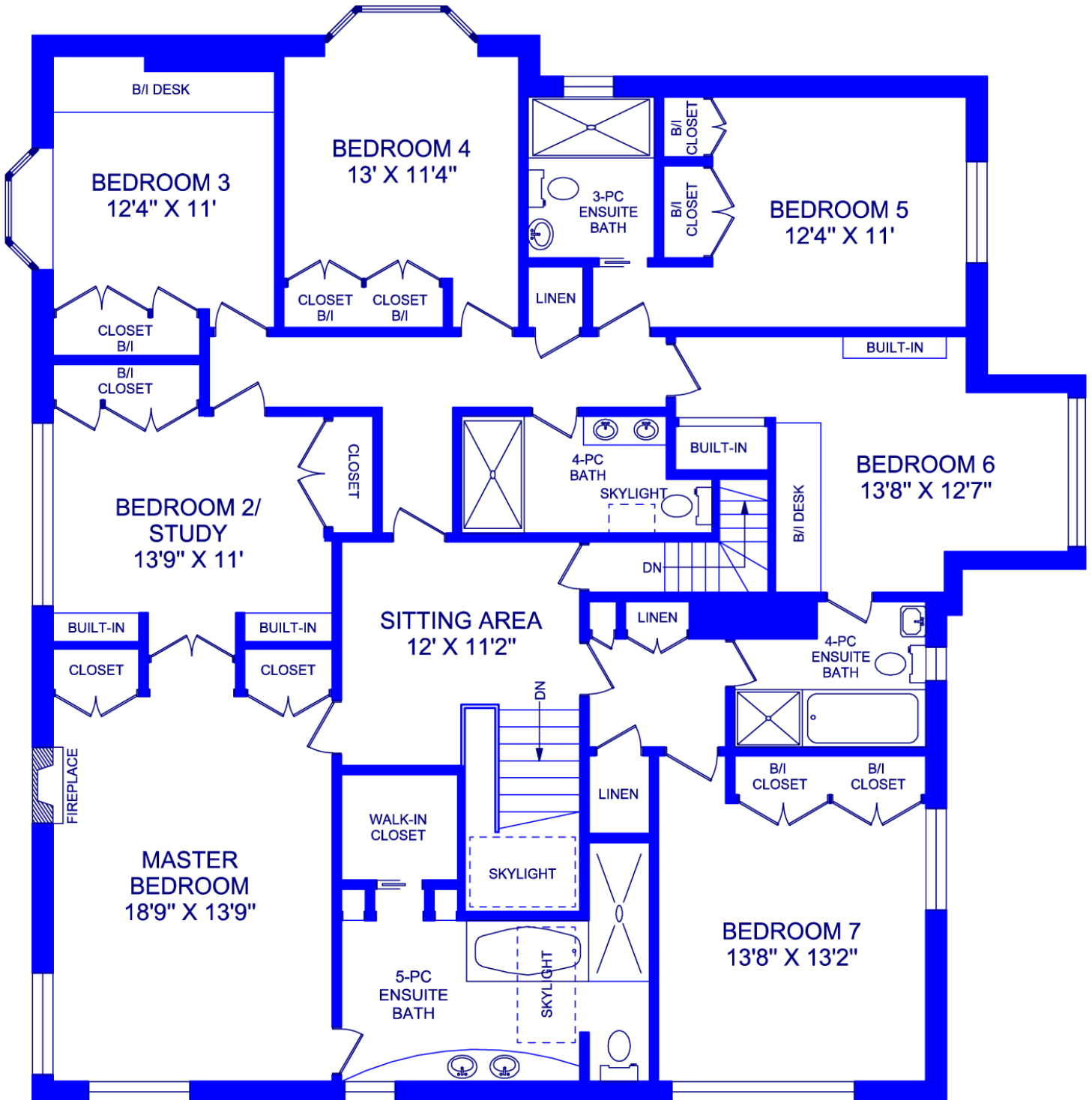
MAIN FLOOR
2928 SQUARE FEET



TRUPLAN
416 573 2096
E & O.E.

Floor plan may not be 100% accurate.

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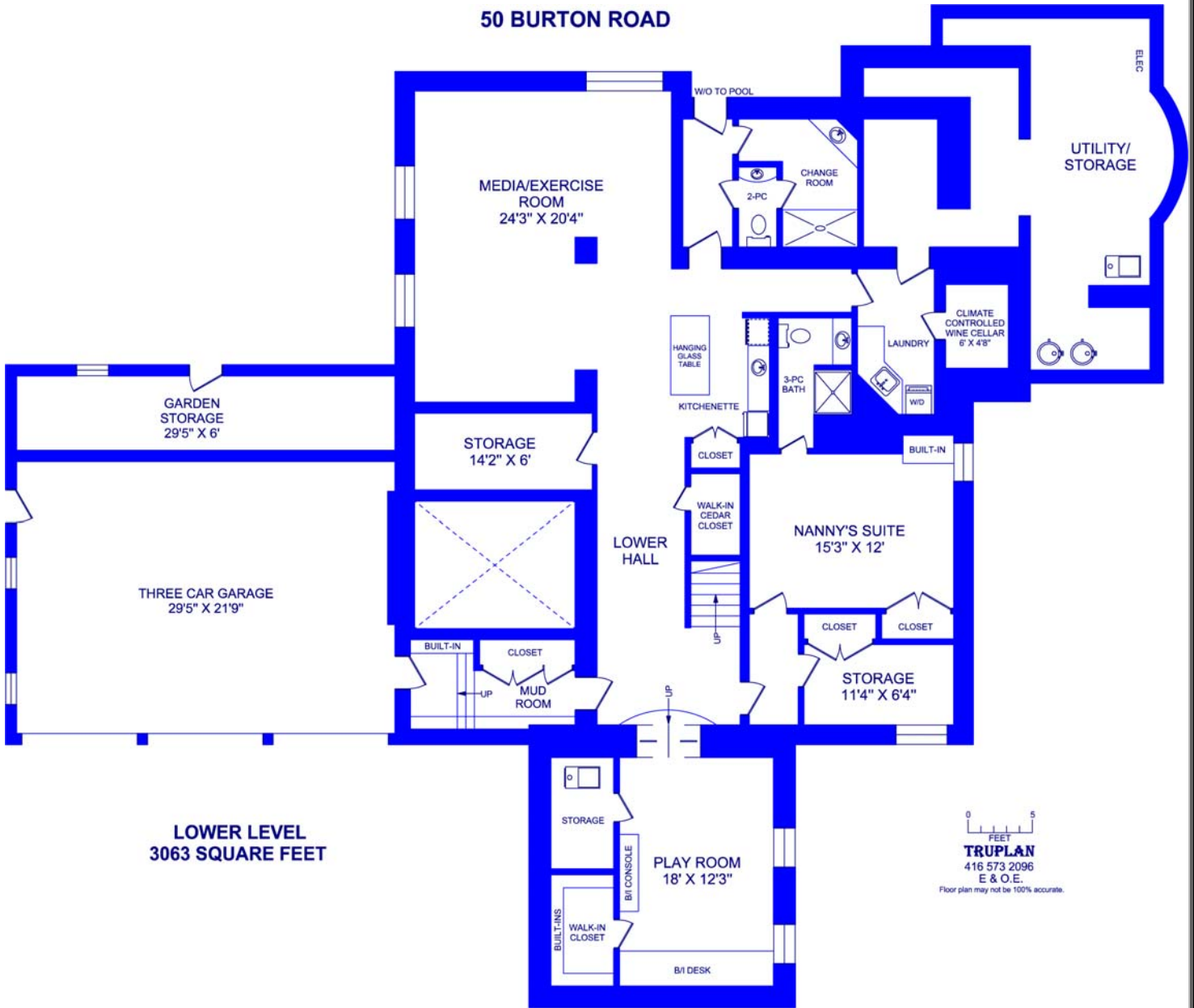
SECOND FLOOR
2437 SQUARE FEET



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LOWER LEVEL
3063 SQUARE FEET

0 5
FEET
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