

52 ELVINA GARDENS SHERWOOD PARK

INTRODUCTION:

Stunning - executive residence - in popular Sherwood Park neighbourhood

Designed and built by "Rosewood Custom Homes Limited"

Wonderful tree lined cul de sac – quiet – child friendly street

Private garden with lovely terrace

Fabulous main floor with 10' ceilings - wonderful great room with gas fireplace and built in cabinetry, gorgeous windows overlooking the garden, lovely mouldings, hardwood oak floors, halogen lighting

Stunning custom kitchen with marble island, spacious breakfast area surrounded with windows, open to the great room with a walk out to the garden and stone terrace

Lovely dining room with gas fireplace, hardwood floors and servery

Grand master suite with halogen lighting, walk in closet, incredible 5 piece marble ensuite, hardwood floors and overlooking garden

Two more bedrooms with hardwood floors and a beautifully finished bath, oversized shower, custom marble vanity

Amazing lower level with 9' ceilings, a huge recreation room, 4th bedroom, 4 piece bath, and a large laundry combined with mud room with built in cabinetry

Close to the Sherwood Park Ravine, transit and Yonge Street shops and restaurants

KELLY FULTON, Sales Representative
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Johnston & Daniel Division, Brokerage

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EXTERIOR:

- 30 Year lifetime shingle
- Stone sills
- Stone front exterior
- Custom windows and French doors
- Decorative wood trim
- Skylights
- Stone terrace garden
- Backyards with gate
- Interlocking walkways
- Security lights
- Gas line for bbq
- Central air
- Aluminum eaves and downpipes
- Custom solid front door with upgraded hardware

INTERIOR:

- 10' ceiling on main floor
- 10' ceiling on second floor
- 9' ceiling in lower level
- 200 amp electrical service with décor switches and plugs
- high custom wood doors with upgraded hardware
- 7 ½" baseboard with 3 ½" casing + backbend
- telephone, cable TV, + cat 5 through out home
- Sound proof insulation
- Foam spray around all exterior windows and doors
- White oak hardwood oak floors
- Central vacuum system roughed in
- Security system
- Smoke detectors and carbon monoxide detectors

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MAIN FLOOR: 10' CEILINGS

- **Foyer**
 - Marble tile
 - Custom doors with closet lighting
- **Staircase**
 - Oak staircase
 - Painted pickets, stained railing and treads
- **Great Room (combined with Kitchen)**
 - Hardwood floors
 - Crown moulding
 - Gas fireplace with custom cabinetry
 - Halogen lights
 - Trim and baseboard
- **Dining Room**
 - Hardwood floors
 - Custom large windows
 - Halogen lights
 - Crown moulding
 - Servery to Kitchen
- **Powder Room**
 - High end plumbing fixtures with toilet
 - Marble tile
 - Sconces over vanity
 - Halogen lights
 - Crown moulding

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- **Kitchen (combined with Great Room)**
 - Custom wood cabinets with island seating
 - Large double under mount sink
 - Custom hood fan and exhaust
 - High end appliance package including; 36" Wolf gas range, 36" Subzero fridge, Bosch dishwasher, Panasonic microwave, Uline wine fridge)
 - Marble counter tops
 - Halogen lights
 - Under counter lights
 - Crown moulding
 - High end hardware for cabinets

SECOND FLOOR: 10' CEILINGS

- **Upper Hall**
 - Three skylights (one over main staircase, two in hallway)
 - Crown moulding
 - Hardwood floors
 - Linen closet
- **Master Bedroom**
 - Coffered ceiling
 - Custom trim on bay window & crown moulding
 - Large windows overlooking garden
 - Hardwood floors
- **Walk-in Closet & Double Closets**
 - Hanging rod, with shelves
 - Built- ins (Cub, drawers, single & double hanging)

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- **Master Ensuite**
 - High end plumbing fixtures with 1pce toilet
 - Shower with bench
 - Soaker air tub
 - Custom wood vanity, with marble counter top
 - Marble floor
 - Sconces over oversized mirror
- **Bedroom #2**
 - Hardwood floors
 - Walk-in closet with double doors
 - Custom trim on front window
 - Closet shelves with rods
- **Bedroom #3**
 - Hardwood floors
 - Walk-in closet with double doors
 - Custom trim on front window
 - Closet shelves with rods
- **Main Bath**
 - High end plumbing fixtures, 1-pce toilet
 - Oversized shower
 - Custom wood vanity, with marble counter top
 - Marble floor

LOWER LEVEL: 9' CEILINGS

- Recreation room
 - High ceiling with window
 - Gas fireplace
 - Carpet

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- **Bedroom #4/Exercise room**
 - Carpet
 - Large windows
 - Double closet
- **Basement bath**
 - Custom wood vanity with countertop
 - Bath/Shower combination with 1 piece toilet
- **Laundry Room/Mud Room**
 - Washer + Dryer
 - Sink with faucet
 - Custom cabinetry
 - Tiled floor

ADDITIONAL FEATURES:

Lot Size: 33.42' x 78.25'

Parking: One Car Legal Front Pad Parking

Heating/Cooling: High Efficiency Forced Air Gas Furnace & Central Air Conditioning

KELLY FULTON

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