

38 HEATHVIEW Avenue

Stunning Ravine Oasis on 64' x 203' Lot with Western Sun

Family Home with 5+ Bedrooms, Pool, Lower Walk-out to Garden & More!

Foyer, Living & Dining Rooms

Marble Foyer with Stone Feature Walls and Fountain • Cathedral Ceiling • Terrific Flow and Ambience for Gracious Entertaining • Living and Dining Rooms Open to Sunroom that Overlooks Extensive Ravine Garden and Pool • Two Skylights, Stone Fireplace • Floating Stairs to Lower Level • Powder Room

Kitchen & Breakfast Nook

Versatile Eat-in Kitchen plus Office Area • Breakfast Nook Features Bay Window • French Doors to Dining Room • Convenient Access to Side-Door Entrance to Garage and 2nd Staircase • SubZero Fridge, Jenn-Air Range with Grill, Dishwasher, Microwave

Master Bedroom

Spacious Suite Overlooking Ravine Garden and Pool • Walk-in Closet • 6-Pc Marble Ensuite including Skylight, Double Vanity, Bidet, Separate Shower, Raised Jacuzzi Tub

Upper Bedrooms

The 2nd and 3rd Bedrooms Freshly Painted • New Broadloom • 5-Pc Bathroom with Jacuzzi Tub • Den Also Suitable as Bedroom

Lower Level

Entertain with Style • Walkout to Ravine Garden Patio and Pool • Recreation Room with Built-in Wet

Bar and Fridge • Stone Fireplace • Connected with Games Room, Two More Bedrooms, Laundry, Utility, Storage and Wine Cellar / Cold Rooms

Guest Suite

Poolside 5th Bedroom is Perfect Hideaway for Guests with 3-Piece Vintage Bathroom / Pool Change Room plus Walkout to Patio and Pool

Laundry

Washer, Dryer, Laundry Sink, Built-in Cabinets, Cooktop, Laundry Chute, Epoxy Flooring

Swimming Pool

Concrete Pool Approximately 20' x 40' • Diving Board • New Heater and Tiles 2013

Included

Washer, Dryer, Fridge, Stove, Dishwasher, Microwave, Chest Freezer in Storage Room, Cooktop in Laundry Room, Fridge Behind Bar, Light Fixtures Except Those Excluded Below, Window Coverings, Backyard Landscape Lighting, Inground Pool & Existing Equipment, Automatic Garage Door Openers and Two Remotes, Boiler 2013, Air Conditioner 2006, Hot Water Tank (Rental), Roof 2014, 200 Amp Circuit Breakers

Excluded

Matching Light Fixtures in Foyer, Side Door Hall and Above Floating Stairs