

Welcome To
85 Burrows Avenue

Main Level

Foyer	20' x 7'	6.10 x 2.13m	<ul style="list-style-type: none">• Closet• Stone Tile Floors• Halogen Lighting• 10 Ft. Ceilings
Powder Room			<ul style="list-style-type: none">• 2-Piece• Stone Counter-Tops
Living Room	13'9" x 13'3"	4.24 x 4.05m	<ul style="list-style-type: none">• French Doors Overlooking the Front Garden• 10 Ft. Ceilings• Gleaming Oak Hardwood Floors
Dining Area	15'3" x 9'	4.66 x 2.74m	<ul style="list-style-type: none">• Open Concept• Halogen Lighting• 10 Ft. Ceilings• Gleaming Oak Hardwood Floors• French Door Walk-Out to Stone Patio & Garden
Kitchen	23'8" x 12'	7.25 x 3.66m	<ul style="list-style-type: none">• Oversized Centre Island 10' x 3'6"• Stone Counter-Tops• Designer Jewelled Backsplash• Integrated Thermador Stainless Steel Appliances• Gleaming Oak Hardwood Floors• Halogen Lighting• 10 Ft. Ceilings• Combined with Dining Area and Overlooks Family Room• French Door Walk-Out to Stone Patio & Garden
Butler's Pantry	6'6" x 5'	2.01 x 1.52m	<ul style="list-style-type: none">• Stone Counter-Top with Sink• Designer Jewelled Backsplash• Gleaming Oak Hardwood Floors• 10 Ft. Ceilings

Family Room	15'3" x 14'	4.66 x 4.72m	<ul style="list-style-type: none"> • Custom Built-In Shelves • Gas Fireplace • Gleaming Oak Hardwood Floors • Halogen Lighting • 10 Ft. Ceilings • French Door Walk-Out to Stone Patio & Garden
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Second Level

Upper Foyer	15'9" x 7'7"	4.84 x 2.35m	<ul style="list-style-type: none"> • Linen Closet • 9 Ft. Ceilings • Gleaming Oak Hardwood Floors
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Master Bedroom	15'5 x 10'	4.72 x 3.90m	<ul style="list-style-type: none"> • Walk-In Dressing Area with Custom Closet Organizers • Gleaming Oak Hardwood Floors • Halogen Lighting • 9 Ft. Ceilings • Built-In Vanity Area • Overlooks the Pool and Garden
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Master Ensuite			<ul style="list-style-type: none"> • 5-Piece • Double Sink, Tub, Shower Stall • Stone Counter-Tops
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Second Bedroom	13'8" x 11'9"	4.20 x 3.63m	<ul style="list-style-type: none"> • Walk-In Closet • Gleaming Oak Hardwood Floors • Halogen Lighting • 9 Ft. Ceilings
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Third Bedroom	12'7" x 11'	3.87 x 3.35m	<ul style="list-style-type: none"> • Walk-In Closet • Gleaming Oak Hardwood Floors • 9 Ft. Ceilings • Overlooks the Front Garden
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Main Family Washroom			<ul style="list-style-type: none"> • 4-Piece • Skylight • Stone Counter-Tops
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Fourth Bedroom	16'10" x 12'5"	4.91 x 3.10m	<ul style="list-style-type: none"> • Walk-In Closet • Gleaming Oak Hardwood Floors • 9 Ft. Ceilings
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Fourth Bedroom Ensuite			<ul style="list-style-type: none"> • 3-Piece • Stone Counter-Tops
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Lower Level

Recreation Room	34'9" x 15'	10.64 x 4.57m	<ul style="list-style-type: none">• Laminate Floors• Halogen Lighting
Office/Wine Tasting/ Exercise Room	20'2" x 10'	6.16 x 3.05m	<ul style="list-style-type: none">• Laminate Floors• Halogen Lighting
Cold Wine Storage	7' x 6'	2.13 x 1.83m	
Laundry Room	13'2" x 6'	4.02 x 1.83m	<ul style="list-style-type: none">• Laundry Sink
Utility Room	13'2" x 6'	4.02 x 1.83m	
Storage Room			

Additional Information

Inclusions

- Thermador 6 burner gas stove top range
- Thermador dishwasher
- Thermador oven and microwave /convection oven
- Thermador refrigerator/freezer
- Built in Cavavin dual-zone wine refrigerator
- Electrolux washer /dryer
- Butler's pantry
- Custom made linen draperies and blinds
- In-ground sprinkler system
- House is equipped with Elan Home Automation System to control various components of the home including: exterior & interior cameras, security, heating & cooling systems, music, TVs, and more. All rooms are also wired for direct connection to automation and internet hubs.
- Built-In speakers located in many of the main rooms and areas of the house including: Lower Level Gym, Recreation Room, Kitchen, Family Room, Front Formal Room, Master Bedroom and Backyard for a total of Seven (7) zones (expandable)
- Electronic Air Exchange system
- All Electric / LED light fixtures
- TV in Family Room
- TV in Gym
- Samsung TV on wall in kid's Play Room/Rec Room in Basement
- Samsung TV on wall in Master Bedroom

Lot Size	• 45 x 112 Ft
Legal Description	• PLAN 3274 LOT 14
Taxes	• \$8,665.12 per annum (2018)
Parking	• Double Private Drive • Single Attached Garage
Heating/ Cooling	• Forced Air Gas Heating • Central Air Conditioning • Hot Water Tank (Rental)
Possession	• 90 Days or To Be Arranged

Public Schools

Rosethorn Junior School
2 Remington Dr, M9A 2J1

(GR. JK-05)
(416) 394-6360

John G Althouse Middle School
130 Lloyd Manor Rd, M9B 5K1

(GR. 06-08)
(416) 394-7580

Martingrove Collegiate Institute
50 Winterton Dr, M9B 3G7

(GR. 09-12)
(416) 394-7110



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility