



62 Felbrigg Avenue

Main Level

<u>Foyer</u>	5' 8" x 7' 2"	Opaque, laminated glass front entrance door with upgraded lock for increased security Clear glass transom above front entrance door Slate tile floor Floor to ceiling double door closet Pots lights
<u>Powder Room</u>		Terrazzo tile floor Porcelain sink with chrome single lever faucet recessed into the wall Floating soft close toilet Recessed window Pot lights
<u>Living Room</u>	11' 3" x 14' 8"	Wide plank white oak hardwood floor Large floor to ceiling window with motorized roller blinds Open concept main floor living space
<u>Dining Room</u>	15' 10" x 12' 14"	Wide plank white oak hardwood floor Open concept main floor living space
<u>Kitchen</u>	8' 11" x 21' 10"	Wide plank white oak wood floor Custom floor to ceiling wall cabinetry with push to open system 18' long island with custom stone counter, waterfall edges + counter seating for 4+ stools Large oversized (approx 50" long) single stainless-steel under mount sink with Gessi chrome single lever pull-out faucet Matte finish cabinet door fronts along wall and light tone wood cabinet doors under island, built-in drawer organizers, under sink pullout towel bars and pull-out chrome cabinet organizer Opaque glass back-splash Miele stainless-steel five-burner gas stove Miele stainless-steel over the range fan Miele stainless-steel 30" oven Miele panelled dishwasher Miele panelled side by side, push open refrigerator freezer

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Kitchen

- continued

SubZero built-in refrigerator drawer
SubZero built-in freezer drawer
Panasonic built-in stainless-steel Microwave
Large pantry
Built-in, pull-out waste bins
Pot lights
Floor to ceiling, back wall glass sliding doors
Motorized roller blinds
Walk out to back garden / wood deck
Open concept main floor living space

Family Room

13' 6" x 11' 6"

Wide plank white oak wood floor
Electric fireplace
Pot lights
Open concept main floor living space

Staircase to Second Level

Open white oak hardwood, stainless-steel, glass, and
brushed steel staircase
Pot lights

Second Level

Second Level Hall

5' 6" x 15' 0"

Wide plank white oak wood floor
Large window
Deep storage linen closet
Sky light
Pot lights

Primary Bedroom

13' 0" x 14' 10"

Wide plank white oak wood floor
Customized walk-in closet with mirror & built-in drawers
Floor-to-ceiling window with roller blinds
Pot lights
TV wall mount bracket
Nest thermostat

Five-Piece Ensuite

Porcelain tile floor with in floor heating
Custom floating vanity with stone counter, two under
mount sinks and single levered chrome faucets
Counter top to ceiling large mirror
Glass-enclosed shower with rain shower head, hand-held
shower wand, hexagon glass tile floor & matte porcelain
tile feature wall
Free standing soaking tub with chrome faucet and hand
held shower wand
Large floor to ceiling window with roller blinds

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Five-Piece Ensuite

- continued

Duravit one piece toilet
Pot lights

Second Bedroom

9' 5" x 12' 1"

Wide plank white oak wood floor
Double door deep closet with built-in drawers
Large floor to ceiling window with roller blinds
Pot lights

Third Bedroom

9' 6" x 10' 6"

Wide plank white oak wood floor
Double door deep closet with built-in drawers
Large floor to ceiling window with roller blinds
Pot lights

Fourth Bedroom

10' 0" x 10' 8"

- currently transformed
into an office/sitting
area

Wide plank white oak wood floor
Built-in floating desk
Large window
Pot lights

Four-Piece Bath

Custom floating vanity with stone cabinet, two under
mount sinks and chrome single lever faucets
Counter to ceiling mirror
Glass shower stall with rain shower head, hand-held
shower wand and built-in floating seat
One piece toilet
Tile flooring with in floor heating
Skylight
Pot lights

Lower Level

**Staircase to Lower
Level**

Open white oak hardwood, stainless-steel, glass, and
brushed steel staircase
Pot lights

Recreation Room

18' 11" x 16' 5"

Wide plank white oak wood floor
Custom built-in TV stand and entertainment area storage
drawers
Above grade windows

Fifth Bedroom

10' 1" x 11' 2"

Wide plank white oak wood floor
Above grade window with opaque glass
Two double-door closets
Pot lights

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Five-Piece Ensuite

Tile flooring
Floating cabinet with stone counter top, single under-mount sink and single lever chrome faucet
Glass-enclosed shower stall with rain head shower, hand-held shower wand, tile surround and tile flooring
One piece toilet

Gym / Spare Room 8' 8" x 9' 7"

Glass door entry
Acoustic panels on wall
Above grade window
Pot lights

**Lower Level
Powder Room**

Floating cabinet with matte finish stone counter top, single under-mount sink and single lever chrome faucet
Counter to ceiling mirror
Floating one piece toilet
Pot lights

Laundry Room

LG front load washer and dryer
Matte finish upper and lower cabinets with stone counters, under-mount **Bosco** stainless steel laundry tub, brushed chrome single lever faucet and stainless steel basket
Over-head hanging rod
Floor to ceiling storage cabinet

Lower Level Hall 6' 1" x 20' 6"

Wide plank white oak wood floor
Glassed in wine bottle storage area under the stair well
Full wall of storage space – made up of three double door closets
Pot lights

Additional Information

Hot water tank owned
Survey available
200 AMP Electrical circuit breaker panel
House renovated between 2019/2020

Exterior Features:

Back wood deck with glass, and stainless steel railing
Under deck storage
Gas BBQ line
River stone and cement back patio area
Backyard shed



Three outdoor storage cabinets along side of house
Solid panel gate between driveway and back outdoor space
Two car parking driveway
Stainless steel standing mailbox
In-ground sprinkler system

Inclusions

Miele stainless-steel five-burner gas stove top
Miele stainless-steel over the range fan
Miele stainless-steel 30" oven
Miele panelled dishwasher
Miele panelled side by side, push open refrigerator freezer
SubZero built-in refrigerator drawer
SubZero built-in freezer drawer
Panasonic built-in stainless-steel Microwave
LG front load washer and dryer
TV Mounts where found
All Window Coverings
All Built-ins

Exclusions

Gas BBQ
Decorative sucker deer in back garden

Lot Size

30' frontage x 130' depth
Total Lot Area = 3,907.3 sq ft (as per GeoWarehouse)

Property Taxes

\$12,819.11 (2023)

Legal Description

PT LOT 36, PLAN 2523, AS IN NY468714; S/T NY468714 ;
NORTH YORK , CITY OF TORONTO

Presented to you by

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Proven Performance makes the Difference

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