

Welcome To
94 Roxborough Drive

Main Level

Foyer	5'5" x 5'5"	1.66 x 1.66m	<ul style="list-style-type: none">• Hardwood Floors• Halogen Pot Lighting• Stained and Leaded Glass Windows
Living Room	17'8" x 17'	5.38 x 5.18m	<ul style="list-style-type: none">• Open Concept• Gas Fireplace with Floor-to Ceiling Limestone Surround• Cathedral Ceiling• Hardwood Floors• Halogen Track Lighting• Built-In Window Seat• Southern Exposure• Shutters
Dining Room	15'2' x 13'7"	4.62 x 4.14m	<ul style="list-style-type: none">• Open Concept• Hardwood Floors• Halogen Lighting• Walk-Out to Flagstone Terrace
Kitchen	11'10" x 11'3"	3.61 x 3.43m	<ul style="list-style-type: none">• Open Concept• Centre Island• Marble Backsplash• Granite Counter-Tops• Hardwood Floors• Halogen Pot Lighting• Walk-Out to North Garden
Bedroom	15' x 14'2"	4.57 x 4.32m	<ul style="list-style-type: none">• Double Closets + Single Closet• Hardwood Floors• Halogen Lighting• Southern Exposure• Shutters
Ensuite Washroom			<ul style="list-style-type: none">• 4-Piece w/Jacuzzi Tub• Marble Surround and Floor

Second Level

Master Bedroom	15' x 13'2"	4.57 x 4.01m	<ul style="list-style-type: none">• Custom Built-In Closets (2019)• Cathedral Ceiling• Broadloom• Halogen Track Lighting• French Doors Open to North Garden Views
Main Washroom			<ul style="list-style-type: none">• Jack and Jill• Stall Shower and Jacuzzi Tub• Skylight• Marble Counter-Top and Surround• Marble Floor
Second Bedroom	11'3" x 9'9"	3.43 x 2.97m	<ul style="list-style-type: none">• Custom Closet (2019)• Cathedral Ceiling• Halogen Track Lighting• Hardwood Floors• Shutter• Views of North Garden
Den/Office	13'5" 11'8"	4.09 x 3.56m	<ul style="list-style-type: none">• Open Area• Overlooks the Living Room• Hardwood Floors• Large Skylight with Tree-Top Views• Built-in Shelves and Desk• Shutters

Lower Level

Family Room	18'9" x 14'4"	5.72 x 4.37m	<ul style="list-style-type: none">• Hardwood Floors• Halogen Pot Lighting• Above Grade Windows• Closets
Washroom			<ul style="list-style-type: none">• 3-Piece• Halogen Lighting• Marble Floor

Utility Room/Mudroom 13'5" x 10'6" 4.09 x 3.20m • Direct Access to Garage

Laundry Room

Additional Information

Inclusions	<ul style="list-style-type: none">• Amana Stainless Steel Refrigerator• Jenn-air Gas Stove/Oven• Stainless Steel Microwave (in closet)• Miele Stainless Steel Dishwasher• Samsung Stacked Washer and Dryer• Window Coverings• Electric Light Fixtures• Leather Window Seats• 3 Built-In Cabinets in Family Room in Lower Level• Mitsubishi A/C Unit on 2nd Floor
Exclusion	<ul style="list-style-type: none">• Dining Room Light Fixture
Lot Size	<ul style="list-style-type: none">• 63.16 Front x 77.79 East x 88.29 West x 57.28 Rear Feet• See Copy of Survey Dated September 2003
Legal Description	<ul style="list-style-type: none">• Part Lot 37, Plan 528
Parking/Drive	<ul style="list-style-type: none">• Private Drive with Oversized Attached Garage
Property Taxes	<ul style="list-style-type: none">• \$12,862.62 per Annum (2018)
Heating/Cooling	<ul style="list-style-type: none">• Hot Water Gas Heating• AC Unit on 2nd Floor
Possession	<ul style="list-style-type: none">• 90 Days or To Be Arranged

Public and Private Schools

Whitney Junior Public School
119 Rosedale Heights Dr, M4T 1C7

(GR. JK-06)
(416) 393-9380

Deer Park Junior and Senior Public School
23 Ferndale Ave, M4T 2B4

(GR. JK-08)
(416) 393-1550

Jarvis Collegiate Institute
495 Jarvis St, M4Y 2G8

(GR. 09-12)
(416) 393-0140

Northern Secondary School
851 Mount Pleasant Rd, M4P 2L5

(GR. 09-12)
(416) 393-0270

Branksome Hall (Girls)
10 Elm Ave, M4W 1N4

(JK-12)
(416) 920-9741

Upper Canada College (Boys)
220 Lonsdale Rd, M4V 2X8

(SK-12)
(416) 488-1125



ellidavis.com

416-921-1112

mail@ellidavis.com

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.