

Welcome To  
**94 Roxborough Drive**

**Main Level**

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

## Second Level

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

## Lower Level

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

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

## 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



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