

Welcome to

# 125 Highbourne Road

## Main Level

Foyer	10' x 5'	3.05 x 1.53m	<ul style="list-style-type: none"><li>• Closet</li><li>• Leaded Glass</li><li>• Dark Stained Parquet Floors</li><li>• Handsome Staircase with Wrought Iron Railing and Bannister Leading to Upper Level</li></ul>
Living Room	19'2" x 16'6"	5.84 x 5.03m	<ul style="list-style-type: none"><li>• Formal</li><li>• Leaded Glass Bay Window</li><li>• Leaded Glass Windows</li><li>• Gas Fireplace</li><li>• Dark Stained Hardwood Floors</li><li>• Built-in Bookshelves</li><li>• Pot Lights</li><li>• Overlooking the Front Yard</li></ul>
Dining Room	13'6" x 13'	4.11 x 3.96m	<ul style="list-style-type: none"><li>• Separate</li><li>• Wainscoting</li><li>• Dark Stained Hardwood Floors</li><li>• Leaded Glass Windows</li><li>• Drybar with Glass Shelves</li></ul>
Kitchen	14'9" x 9'9"	4.50 x 2.97m	<ul style="list-style-type: none"><li>• Jerusalem Stone Counter-Top</li><li>• Tile Backsplash</li><li>• Dark Stained Parquet Floors</li><li>• Pot Lights</li><li>• Shutters</li></ul>
Breakfast Area	11'6" x 11'	3.51 x 3.35m	<ul style="list-style-type: none"><li>• Built-In Wall Unit</li><li>• Dark Stained Hardwood Floors</li><li>• Pot Lights</li><li>• Shutters</li></ul>
Family Room	13'2" x 13'	4.01 x 3.96m	<ul style="list-style-type: none"><li>• Gas Fireplace (Heat Source)</li><li>• Dark Stained Parquet Floors</li><li>• Built-In Wall Unit</li><li>• Pot Lights</li><li>• Walk-Out to Deck</li></ul>
Powder Room			<ul style="list-style-type: none"><li>• 2-Piece</li></ul>

## Second Level

Master Bedroom	13' x 11'10"	3.96 x 3.61m	<ul style="list-style-type: none"><li>• Walk-In Closet with Organizers</li><li>• Double Closet</li><li>• Built-in Night Tables</li><li>• Built-in Wall Unit</li><li>• Broadloom</li><li>• Bay Window Overlooking the Rear Garden Oasis</li><li>• Pot Lights</li><li>• Shutters</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 4-Piece with Shower Stall and Double Sinks</li><li>• Pot Lights</li></ul>
Sitting Room/ Second Bedroom	12' x 11'6"	3.66 x 3.51	<ul style="list-style-type: none"><li>• Bay Window Overlooking the Rear Garden Oasis</li><li>• Built-In Bookcases</li><li>• Broadloom</li><li>• Open to Master Bedroom</li><li>• Easily Converted Back to a Bedroom</li><li>• Pot Lights</li></ul>
Third Bedroom	12' x 11'	3.66 3.35m	<ul style="list-style-type: none"><li>• Deep Cedar Closet</li><li>• Built-In Bookshelves</li><li>• Broadloom</li><li>• Overlooks the Front Yard</li><li>• Leaded Glass Windows</li></ul>
Fourth Bedroom	15'2" x 12'4"	4.62 x 3.76m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Built-in Bookcase</li><li>• Leaded Glass Windows</li><li>• Broadloom</li><li>• Overlooks the Front Yard</li></ul>
Main Washroom			<ul style="list-style-type: none"><li>• 4-Piece w/ Tub and Single</li><li>• Pot Lights</li></ul>

## Lower Level – insulated crawl space with heaters

Recreation Room	25'8" x 12'4"	7.82 x 3.76m	<ul style="list-style-type: none"><li>• Broadloom</li><li>• Pot Lights</li><li>• Extra Baseboard Heaters</li></ul>
Washroom			<ul style="list-style-type: none"><li>• 3-Piece</li></ul>
Laundry Room/ Furnace Room	15'5" x 8'8"	4.70 x 2.64m	<ul style="list-style-type: none"><li>• Laundry Sink</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>• Amana Refrigerator</li><li>• Jenn-Air Stove</li><li>• Panasonic Microwave</li><li>• Miele Dishwasher</li><li>• Garburator</li><li>• MayTag Washer</li><li>• MayTag Dryer</li><li>• Refrigerator in Basement</li><li>• Freezer in Basement</li><li>• Kelvinator Oven in Basement</li><li>• Window Coverings</li><li>• Electric Light Fixtures</li><li>• Broadloom Where Laid</li><li>• TV and Bracket in 3rd Bedroom</li><li>• Central Vacuum and All Existing Related Attachments</li><li>• Alarm System</li></ul> (Monitoring Contract w/Safe Tech to be assumed - \$40/mo)
Exclusions	<ul style="list-style-type: none"><li>• Panasonic TV and Bracket in Family Room</li><li>• Dining Room Fixture and Sconces</li><li>• Upper Hall Brass Fixture</li><li>• Mirror in Powder Room</li></ul>
Lot Size	<ul style="list-style-type: none"><li>• 38.08 x 121.03 Feet</li></ul>
Legal Description	<ul style="list-style-type: none"><li>• Plan 637E Part Lot 20 and 21</li><li>• Copy of Survey Available</li></ul>
Taxes	<ul style="list-style-type: none"><li>• \$9,475.14 per Annum (2019)</li></ul>

Parking	<ul style="list-style-type: none"> <li>• Private Drive</li> </ul>
Heating/Cooling	<ul style="list-style-type: none"> <li>• Hot Water Gas Heating</li> <li>• Space Pak Air Conditioning System</li> <li>• Hot Water Tank (Rental)</li> </ul>
Possession	<ul style="list-style-type: none"> <li>• October 31st or to be Arranged</li> </ul>

## Public and Private Schools

### **Oriole Park Junior Public School**

80 Braemar Ave, M5P 2L4

**(GR. JK-05)**

(416) 393-9215

### **Hodgson Middle School**

282 Davisville Ave, M4S 1H2

**(GR. 06-08)**

(416) 393-0390

### **North Toronto Collegiate Institute**

17 Broadway Ave, M4P 1T7

**(GR. 09-12)**

(416) 393-9180

### **Northern Secondary School**

851 Mount Pleasant Rd, M4P 2L5

**(GR. 09-12)**

(416) 393-0270

### **Upper Canada College (For Boys)**

220 Lonsdale Rd, M4V 2X8

**(GR. SK-12)**

(416) 488-1125

### **The Bishop Strachan School (For Girls)**

298 Lonsdale Rd, M4V 1X2

**(GR. JK-12)**

(416) 483-4325

### **Havergal College (For Girls)**

1451 Avenue Rd, M5N 2H9

**(GR. JK-12)**

(416) 483-3843



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