

Welcome To

85 Burrows Avenue

Main Level

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|-----------------|---------------|--------------|---|
| 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 |

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| 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

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|------------------------|----------------|--------------|--|
| 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 |
| 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 |
| Master Ensuite | | | <ul style="list-style-type: none"> • 5-Piece • Double Sink, Tub, Shower Stall • Stone Counter-Tops |
| 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 |
| 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 |
| Main Family Washroom | | | <ul style="list-style-type: none"> • 4-Piece • Skylight • Stone Counter-Tops |
| 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 |
| Fourth Bedroom Ensuite | | | <ul style="list-style-type: none"> • 3-Piece • Stone Counter-Tops |

Lower Level

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|---------------------------------------|-------------|---------------|--|
| 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

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| Inclusions | <ul style="list-style-type: none">• 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• Central Vacuum System and Related Attachments• 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 |
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| Lot Size | • 45 x 112 Ft |
| Legal Description | • PLAN 3274 LOT 14 |
| Taxes | • \$9,163.47per annum (2020) |
| Parking | • Double Private Drive • Single Attached Garage |
| Heating/ Cooling | • Forced Air Gas Heating • Central Air Conditioning • Hot Water Tank (Owned) |
| Possession | • 120 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