



presents

# 78 Burton Road

## Main Level

Foyer	12' x 8'	3.66 x 2.44m	<ul style="list-style-type: none"><li>• Closet</li><li>• Marble Floor</li></ul>
Powder Room			<ul style="list-style-type: none"><li>• 2-Piece</li></ul>
Living Room	20' x 19'	6.10 x 5.79m	<ul style="list-style-type: none"><li>• Wood-Burning Fireplace</li><li>• Hardwood Floor</li><li>• Cornice Mouldings</li><li>• Pot Lights</li><li>• Walk-Out to Stone Patio</li></ul>
Dining Room	21' x 15'	6.40 x 4.57m	<ul style="list-style-type: none"><li>• Separate Room</li><li>• Hardwood Floor</li><li>• Cornice Moulding</li><li>• 9 ft. Ceilings</li></ul>
Kitchen	16' 5" x 12'	5.03 x 3.66m	<ul style="list-style-type: none"><li>• Renovated</li><li>• Eat-In</li><li>• Porcelain Tile Floor</li><li>• Custom Cabinetry</li><li>• Built-In Desk</li><li>• Pot Lights</li><li>• Appliance Garage</li><li>• Quartz Counters and Backsplash</li></ul>
Den	17' x 11'	5.18 x 3.35m	<ul style="list-style-type: none"><li>• Upholstered Wall</li><li>• Hardwood Floors</li><li>• Pot Lights</li><li>• Walk-Out to Garden</li></ul>

## Second Level

Master Bedroom	20' x 19'	6.10 x 5.79m	<ul style="list-style-type: none"><li>• Walk-In Closet Behind Bed</li><li>• Walk-In Closet with Organizers</li><li>• Built-In Drawers</li><li>• Cathedral Ceilings</li><li>• Broadloom</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 6-Piece</li><li>• Skylight</li></ul>
Second Bedroom	17' x 13'	5.18 x 3.96m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Pot Lights</li><li>• Broadloom</li></ul>
Main Bathroom			<ul style="list-style-type: none"><li>• 3-Piece</li><li>• Skylight</li></ul>
Third Bedroom	16' x 15'	4.87 x 4.57m	<ul style="list-style-type: none"><li>• 3x Double Closets</li><li>• Track Lights</li><li>• Built-In Desk and Shelves</li><li>• Broadloom</li></ul>

## Lower Level

Recreation Room	21' x 11'	6.40 x 3.35m	<ul style="list-style-type: none"><li>• Double Closet</li><li>• Built-In Wall Unit</li><li>• Pot Lights</li><li>• Tile Floor</li></ul>
Bedroom	17' x 15'	5.18 x 4.57m	<ul style="list-style-type: none"><li>• Double Closets</li><li>• Track Lights</li><li>• Broadloom</li><li>• Walk-Out to Driveway</li></ul>
Bathroom			<ul style="list-style-type: none"><li>• 3-Piece</li></ul>
Laundry Room			<ul style="list-style-type: none"><li>• Sink</li></ul>
Furnace Room			

## Additional Information

### Inclusions

- Jenn-Air Refrigerator
- Jenn-Air 6 Burner Gas Stove-Top
- 2 Jenn-Air Ovens
- Panasonic Microwave
- Jenn-Air Dishwasher
- Jenn-Air Exhaust Fan
- Garburator
- Whirlpool Washer
- Whirlpool Dryer
- Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid
- Central Vacuum and Related Attachments
- Garage Door Opener
- TV Brackets
- Refrigerator in Garage
- Viking Freezer in Basement
- Pot Rack
- Outdoor Speakers

### Exclusions

- Samsung TV on Wall in Den
- Samsung TV in Kitchen
- Samsung TV on Wall in Master Bedroom

### Lot Size/

### Legal Description

- 40 x 95 Ft.
- Plan M347 Lot 1 Part Lot 2 R-P 66-R 12841 Parts 2 & 5

### Property Taxes

- \$12, 467.84 per annum (2020)

### Parking/Drive

- Private Drive
- Double Built-in Garage

### Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning
- 2 Hot Water Tank (rentals)
- Humidifier on Furnace
- Electric Air Cleaner

### Possession

- 90-120 Days or To Be Arranged

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.