

38 Foxbar Road

Main Level—Approx. 1,174 sq.ft.

Foyer	5'0" x 5'2"	1.52 x 1.57 m	<ul style="list-style-type: none"> • Double closet • Tile floor
Reception Hall	14'9" x 13'0"	4.50 x 3.96 m	<ul style="list-style-type: none"> • Decorative fireplace • Hardwood floors • Baseboards and mouldings • Elegant staircase • Leads to all principal rooms
Living Room	16'8" x 15'8"	5.08 x 4.78 m	<ul style="list-style-type: none"> • Wood-burning fireplace • Baseboards and mouldings • Bay window overlooking front garden • Hardwood floors
Dining Room	16'0" x 15'1"	4.88 x 4.60 m	<ul style="list-style-type: none"> • Formal • Baseboards and mouldings • Bay window • Hardwood floors • Coffered ceiling • Walk-out to backyard
Kitchen	9'0" x 11'9"	2.74 x 3.58 m	<ul style="list-style-type: none"> • Eat-in kitchen • Tile floors • Granite counter-tops • Track lighting • Window
Breakfast Area	7'0" x 9'4"	2.13 x 2.84 m	<ul style="list-style-type: none"> • Windows overlooking backyard
Powder Room			<ul style="list-style-type: none"> • 2-piece

Second Level—Approx. 1,214 sq.ft.

Family Room	16'8" x 16'0"	5.08 x 4.88 m	<ul style="list-style-type: none"> • Wood-burning fireplace • Baseboards and mouldings • Hardwood floors • Bay window overlooking front garden • Combined with office nook
Office Nook	9'8" x 8'0"	2.95 x 2.44 m	<ul style="list-style-type: none"> • Combined with family room • Baseboards and mouldings
Primary Bedroom	14'11" x 12'6"	4.57 x 3.83 m	<ul style="list-style-type: none"> • Double closet • Baseboards and mouldings • Hardwood floors • Bay window
Second Bedroom	12'0" x 8'4"	3.66 x 2.54 m	<ul style="list-style-type: none"> • Double closet • Baseboards and mouldings • Hardwood floors
Sunroom	20'0" x 7'0"	6.10 x 2.13 m	<ul style="list-style-type: none"> • Large windows • Track lighting • Parquet flooring
4-Piece Bathroom			

Third Level—Approx. 686 sq.ft.

Third Bedroom	15'0" x 17'8"	4.57 x 5.38 m	<ul style="list-style-type: none"> • Walk-in closet • Baseboards • Hardwood floors
Fourth Bedroom	12'0" x 15'2"	3.66 x 4.62 m	<ul style="list-style-type: none"> • Walk-in closet • Baseboards • Hardwood floors
3-Piece Bathroom			

Lower Level— Approx. 1,140 sq.ft.

Laundry Room	15'4" x 12'9"	4.67 x 3.89 m
Workshop / Hobby Room	15'4" x 11'8"	4.67 x 3.56 m
Storage Room	20'0" x 14'2"	6.10 x 4.32 m
Additional Storage	8'3" x 8'9"	2.51 x 2.67 m
1-Piece Bathroom		

Additional Information

Inclusions	<ul style="list-style-type: none"> • Kenmore Refrigerator • Frigidaire Stove • LG Microwave • Maytag Dishwasher • Maytag Washer • Kenmore Dryer • Electric Light Fixtures • Window Coverings
Lot Size	<ul style="list-style-type: none"> • 31.17 x 108 Feet
Legal Description	<ul style="list-style-type: none"> • PLAN 325E PT LOT 44
Property Tax	<ul style="list-style-type: none"> • \$14,207 per annum (2025)
Heating	<ul style="list-style-type: none"> • Hot Water Gas • Hot Water Tank (rental)
Possession	<ul style="list-style-type: none"> • 30 Days/To Be Arranged