

19 GLEN EDYTH DRIVE

3 PIECE SEMI ENSUITE BATH

- Ceramic tile flooring, pedestal sink, shower stall
 - Laundry with double doors, shelving and laundry chute access area
- Utility room

LOWER LEVEL

Located below grade with 8' ceilings, 812 square feet, mechanical room

EXERCISE ROOM

Carpeting, mirrored walls, spacious, ideal for working out

OFFICE/STORAGE

- Carpeting

FEATURES OF NOTE

- Custom built luxury home by Po Ku, 1999/2000
- Rough hewn limestone façade with stucco and wood tudor style detailing
- Built to an exceptional standard of quality and luxury as evidenced throughout
- Impressive entry with dramatic use of open spaces and skylight overhead
- Generous ceiling heights
- All bedrooms have ensuites
- Solid core doors
- Extensive landscaping package with generous use of stone,
- Heated driveway and steps
- Superior location, low traffic cul de sac with multi-million dollar residences in prestigious South Hill
- Secluded and private ravine setting, backing to park, country living in the city

INCLUSIONS

SubZero fridge, Frigidaire 6 burner gas cooktop, JennAir convection wall oven, Maytag built-in dishwasher, GE profile built-in microwave, Frigidaire Gallery washer and dryer, all draperies and window treatments, all blinds and shutter, security system rough in, all built-ins, all electric light fixtures including all wall sconces, built-in speakers in great room, dining room and master bedroom, forced air gas furnace and equipment, in-ground sprinklers (as-is, have not been used in years).

RENTAL ITEMS

- 2 hot water tanks
- Alarm system monitoring

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ENTRY AREA

- Wood door with glass insert and wrought-iron grill, transom
- Black and white marble flooring
- Closet
- 2 piece powder room with Kohler pedestal sink, wainscoting and window
- Skylight
- Sconce lighting

MAIN FLOOR

- 10' ceilings, built in speakers in great room and dining room, 1165 square feet

KITCHEN

- Ceramic tile floor
- Marble countertops, double sinks
- 5 appliances (see inclusions)
- Coffered ceiling, pot lighting, built-in breakfast bar
- Leaded glass door to hallway, leaded glass window overlooking hall and staircase

BREAKFAST ROOM

Hardwood flooring, open to great room, built-in antique French cabinet, pot lighting, coffered ceiling, pot lighting, crown moulding, French door walkout to balcony with wrought iron railings, overlooks gardens, park and ravine

GREAT ROOM

Hardwood flooring, open to breakfast room, limestone trimmed gas fireplace, wall to wall windows overlooking gardens, park and ravine, crown mouldings, pot lighting

DINING ROOM

Hardwood flooring, decorative antique marble fireplace and hearth, crown mouldings, pot lighting, full width bay window overlooking front gardens, mirror clad wall floor to ceiling matching scale and proportions of bay window treatment

SECOND FLOOR

9'6" ceilings, solid oak staircase and hardwood floor hallway open to above and below for dramatic effect, skylight to below, 1087 square feet

MASTER BEDROOM

- Neutral carpeting
- Well-sized with sitting area
- Wall to wall windows overlooking gardens, park and ravine, fixed French door overlooks interior dramatic foyer and stairs, double closets with in floor laundry chute hatch, generous walk-in closet with skylight

5 PIECE ENSUITE BATH

Marble flooring, marble topped vanity with double sinks, separate shower with glass door, jetted tub with marble surround and marble wainscoting, skylight, , pot lighting, water closet, crown moulding

SECOND BEDROOM

Neutral carpeting, pretty windows overlooking front gardens, closet, crown moulding, pot lighting

4 PIECE ENSUITE BATH

Ceramic tile flooring, white vanity, crown moulding

GROUND FLOOR

Garage door entry level, 10' ceilings, 854 square feet

FAMILY ROOM

Carpeting, crown moulding, pot lighting, double French door with transoms walkout to fully fenced and landscaped stone patio and yard.

THIRD BEDROOM

Hardwood flooring, two closets, laundry chute access, wall to wall windows overlooking rear gardens Custom shelving and bookcase above bed

DETAILED PARTICULARS

- Lot Size:** Dimensions taken from Plan 608E, being irregular in shape 60 feet by 94'1/2" to the north and 112'8" to the south and narrowing in the rear to 25'
- Legal Description:** Plan 608E Lot 73
- Heating:** Forced air gas with central air conditioning
- Parking:** Private drive with parking for 2 cars and another 1 car in the garage
- Possession date:** 60 Days or TBA/Flexible

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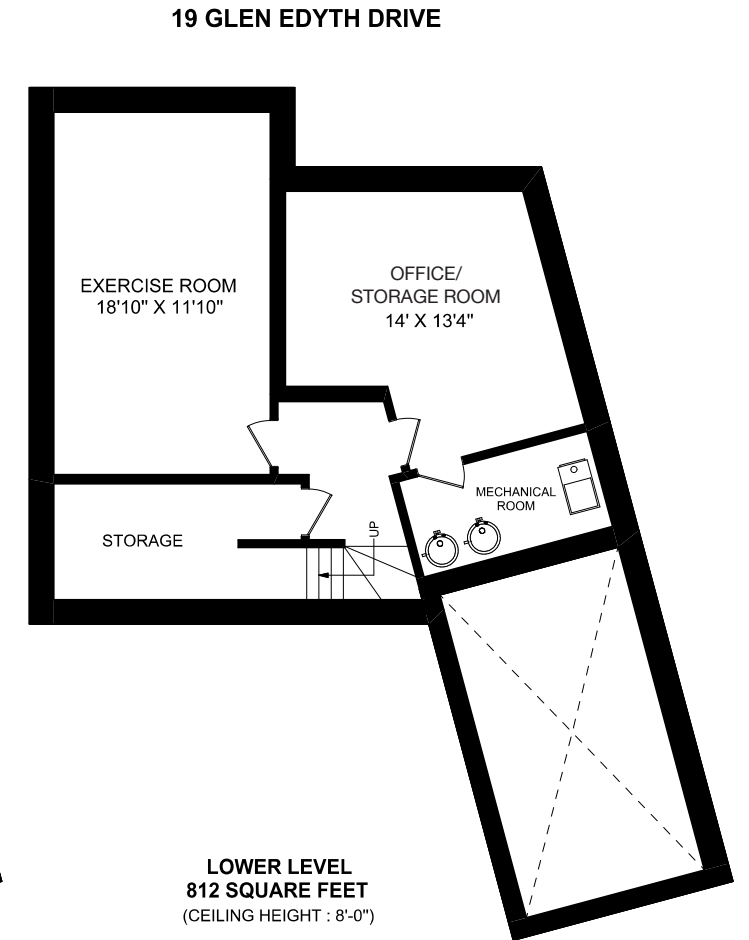
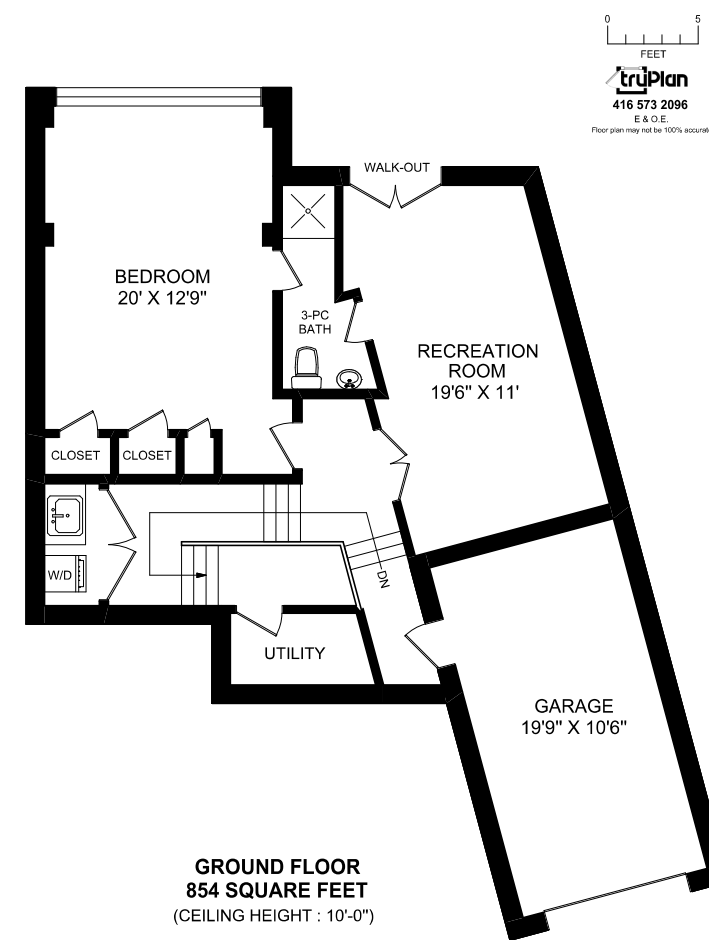
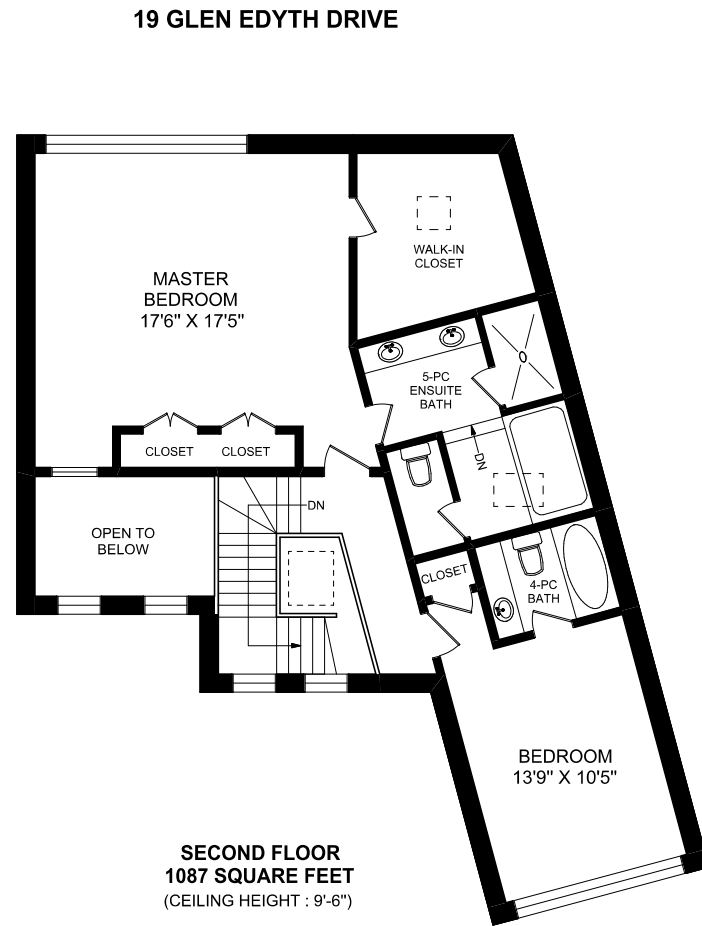
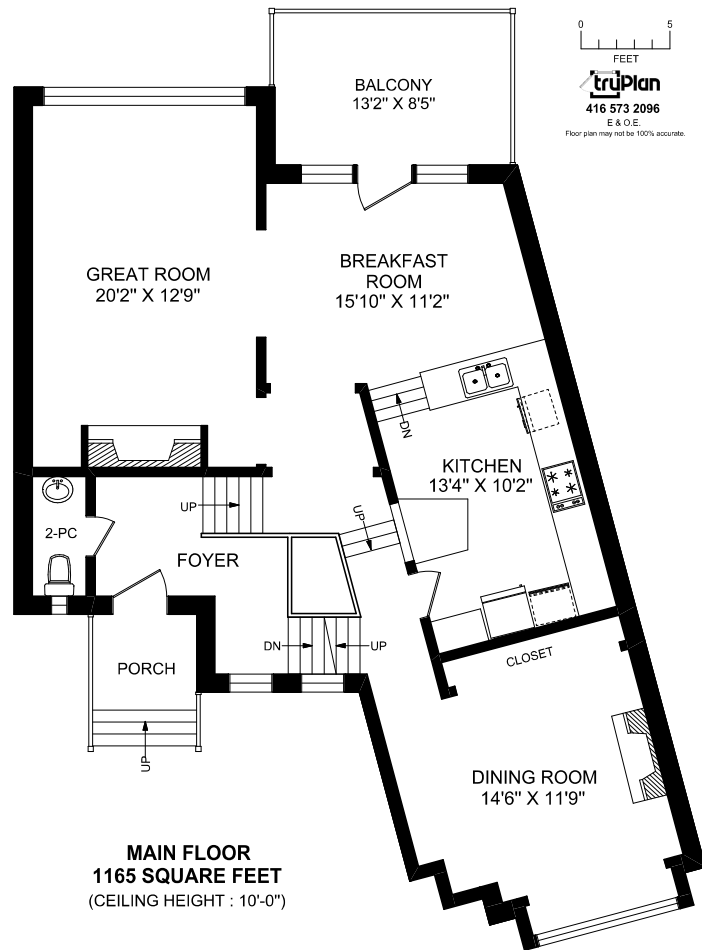


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