

9 THE KINGSWAY - FEATURES LIST

MAIN LEVEL

Entrance Vestibule:

- Oak Front Door
- Leaded Glass Windows
- Oak Wainscotting
- Tile Floor
- Step Up To Foyer

2 Piece Powder Room:

- Tile Floor
- Crown Moulding
- Window

Entrance Foyer:

- Tile Floor
- Oak Wainscotting
- Crown Moulding
- Pot Lights
- Closet With Light

Living Room:

- Large Room
- Oak Hardwood Floor And Oversized Baseboards
- Bay Window
- Leaded Glass Windows
- Crown Moulding
- Oversized Oak Baseboards
- Potlights
- Gas Fireplace With Custom Marble Mantle
- In-Ceiling Home Audio System

Dining Room:

- Separate Room
- Oak French Doors
- Oak Hardwood Floor
- Oak Wainscotting And Oversized Baseboards
- Crown Moulding
- Potlights
- In-Ceiling Home Audio System
- Multiple Windows
- Double Door Walk-Out To Rear Patio

Kitchen:

- Chef-Inspired And Eat-In, Combined With Family Room
- Oak Hardwood Floor
- Huge Centre Island With Double Sink
- Granite Counters
- Tile Backsplash
- Ample Cabinetry
- Under-Cabinet Lighting
- In-Ceiling Home Audio System
- Two Stainless Steel Built-In Thermador Wall Ovens
- AEG Induction Cooktop
- Subzero Fridge With Cabinet Front
- Miele Dishwasher With Cabinet Front
- BluLine Bar Fridge

Eating Area:

- Oak Hardwood Floor With Oversized Baseboards
- Large Window Seat
- Wood Exit Door To Driveway
- Storage Closet

Family Room:

- Open Concept With Kitchen
- Oak Hardwood Floor
- Potlights
- Gas Fireplace
- Built-In Wood Cupboards
- In-Ceiling Home Audio System
- Large Bow Window Overlooks Backyard And Pool
- Double Door Walk-Out To Rear Patio

Office/Den:

- Oak Hardwood Floor
- Built-In Cherry Wood Cupboards And Shelves
- Potlights
- Pocket Door
- Window Overlooks Front

Staircase To Upper:

- Oak Hardwood With Carpet Runner
- Oak Wainscotting
- Stained Glass Windows

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2nd FLOOR

Upper Hallway:

- Oak Hardwood Floor And Wainscotting
- Linen Closet

Master Bedroom

- Double Oak Wood Entrance Doors
- Oak Hardwood Floor
- His And Hers Walk-In Closet; Main With Built-Ins And Shoe Shelves
- Vaulted Ceiling
- Potlights
- Window Overlooks Backyard And Pool
- Gas Fireplace With Custom Marble Mantle

5 Piece Ensuite Bath:

- Heated Tile Floor
- Tile Walls
- Jacuzzi Tub
- Window Overlooks Backyard And Pool
- Large Steam Shower With Seat
- Potlights

Second Bedroom:

- Oak Hardwood Floor
- Built-In Bookshelves
- Crown Moulding
- Leaded Window Overlooks Front
- Side Window

Third Bedroom:

- Oak Hardwood Floor
- Beamed Ceiling
- Windows Overlook Front and Side
- Walk-In Closet With Lights

Fourth Bedroom:

- Oak Hardwood Floor
- Window Overlooks Backyard
- Walk-In Closet

3 Piece Ensuite Bath (for 4th Bedroom):

- Walk-In Shower
- Potlights
- Window Overlooks Side

4 Piece Main Bath (2nd Floor):

- Tile Floor
- Subway Tile Walls
- Window Overlooks Front

Laundry:

- Tile Floor
- Cupboards
- Potlights
- Window Overlooks Side
- Miele Washer and Dryer

3rd FLOOR

Open Room:

- Broadloom
- Vaulted Ceiling With Skylight And Ceiling Fan
- Walk-In Closet
- Utility Closet
- Potlights

Cedar Closet:

- Large With Built-In Shelves And Drawers

4 Piece Bathroom:

- Original
- Wood Floor

BASEMENT

Lower Hallway:

- Under Stairs Storage
- Tile Floor

Rec Room:

- Tile Floor
- Wood Ceiling
- Potlights
- Wood Burning Fireplace (“As Is”) With Red Brick Façade
- Crown Moulding
- Stone Exterior Wall
- Below Grade Windows

Play Area:

- Two Double Closets (One For Clothes; One For Storage)
- Potlights

Exercise Room:

- French Doors
- Tile Floor
- Stone Wall

9 THE KINGSWAY – FEATURES LIST CONTINUED: PAGE 3

Storage Room:

- Concrete Floor With Built-In Shelves

Boiler Room:

- 200 Amp Service Panel
- Concrete Floor
- Houses Controls To Outdoor Garden Light System

3 Piece Bathroom:

- Tile Floor
- Potlights
- Closet With Sump-Pump

REAR YARD (RAVINE) AND POOL:

- Stone Covered Patio With In-Ceiling Home Audio System, Potlights And Ceiling Fan - Raised And Overlooks Rear Yard
- Iron Fence
- In-Ground Swimming Pool With Cleaning System

UPDATES:

- 2016: Stone Patchwork
- 2006: Kitchen/Family Room Addition And Almost Complete Interior Renovation Including Many Windows

EXTERIOR / OF NOTE

- 70x300Ft. Ravine Lot In Exclusive “The Kingsway” Neighbourhood
- Picturesque Property
- 6,106 Sq. Ft. Of Interior Living Space (Including Basement)
- All Interior Oak Is Rift
- Coveted Lambton-Kingsway School District
- Double Detached Garage
- Private Drive Parking for Six Vehicles Comfortably
- Motorized Driveway Gate With Remote Control
- Electronic Garage Door Opener
- Lawn Sprinkler System With Leads Into Pots
- Natural Gas BBQ Hookup
- Home Alarm System (Monitoring Extra)
- Central Vacuum With Kitchen Sweep Pan
- In-Ceiling Home Audio System Throughout Many Rooms
- Automated Outdoor Light System For Front and Back Of Property
- Fabulous Location Mere Steps To Lively Bloor Street West – Both The Kingsway And Bloor West Village
- Easy Access To All Amenities, Public Transit, Churches, Parks, Humber River, Walking/Biking Trails, Great Schools (Public And Separate), Theatre, Library, Sherway Gardens, Grocery Stores, Rec Centre, Both Airports, Highways!