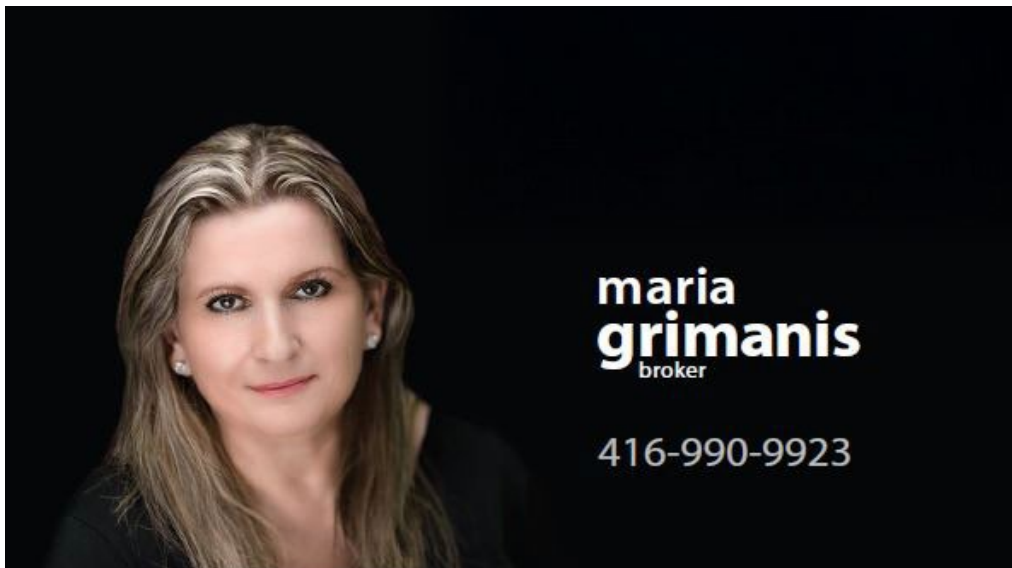




SKYBOUND
REALTY BROKERAGE

Presented by





20 FAIRVIEW BLVD.



Welcoming Enclosed Front Porch



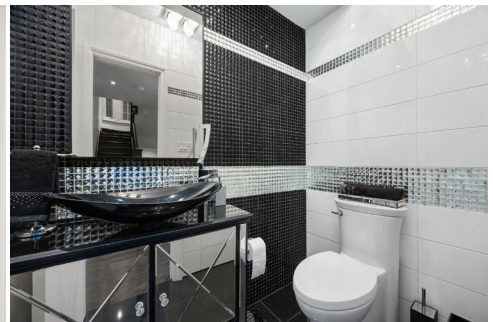
Slate floor, Double Hung Chicory Wood Clad Windows



MAIN FLOOR



Large Foyer with coat closet



and powder room

The oak staircase leading to the upper floors is original to the house giving homage to its original splendour.

Living Room with Large Bay Window Zero Clearance Radiant Gas Fireplace



Dining Room combined with Kitchen



KITCHEN



The 25' voluminous high-end maple kitchen boasts a 10' x 5" island adorned with a 3cm thick quartzite natural stone counter with waterfall, features Dornbracht chrome fixtures, a Kohler sink, Bosch super quiet dishwasher and is lit by Sonneman lights



The airy and open-plan kitchen feels expansive as natural light fills both the kitchen and dining areas, through the oversized wall to wall multiple French Terrace doors (with a 3-point lock system) and the large bay window in the dining room. From the kitchen you can walk out unto the deck of the professionally landscaped back yard.



60" Wolf Gas Range with 6 Burners, Double Grill and Double Ovens
60" Wolf Exhaust Hood
Back splash: One piece Natural Quartzite Stone slab



Built in: Miele Steam Oven, Miele Microwave and
Plumbed in Miele coffeemaker



The 30" Subzero column fridge and 30" column freezer with ice maker are fully integrated. The wine aficionado will enjoy the 24" column Legacy Subzero with 102 bottle capacity wine storage.



Bonus Room

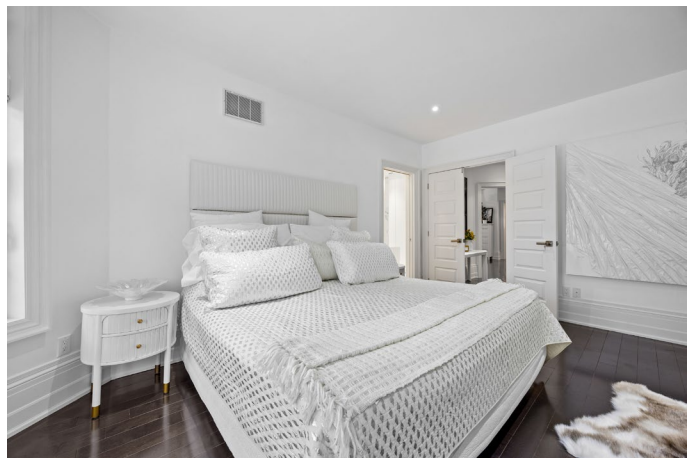


Off the kitchen is a large enclosed porch which is presently used as an office. It could also make an additional indoor/outdoor eating area with or without additional pantry, a mud room or children's play area. The floor is finished with French travertine in a herringbone pattern.

SECOND FLOOR



Primary Bedroom



Large Bay Window
Zero Clearance Radiant Gas Fireplace

Primary Bathroom



- Carrara Marble tiles from floor to ceiling and the entire floor area
- Branchetti Italian Double Vanity
- Filo Katino Sinks by Glass Design with artistic decoration
- Neptune Saphyr Free Standing bathtub with Activ-air system the effervescent energy of white water
- NUMI Toilet by Kohler, enabled with wifi and premium remote, it can welcome you with music
- Neptune Fen chrome faucets and fixtures
- European style curbless barrier free shower
- Large bay window



Dual entry closet behind vanity wall



Second Bedroom with Ensuite



French Doors lead to a private Cedar Deck

Second Bedroom Ensuite



Italian Vanities and Sink Vessels

Bain Ultra
Bathtub

Luxury
bathroom
fixtures

Granite shower
bench and tub
surround

Floor to ceiling
tiles

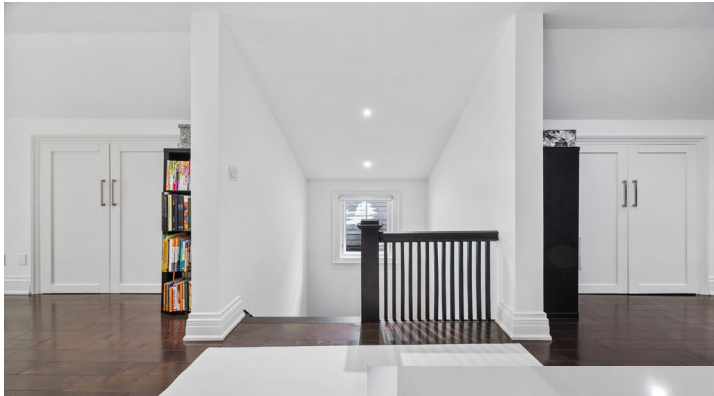




- Italian Monalissa Class vanities by Studio Arius Studio for Glass Design. Gloss black and silver leaf
- Atelier Xeni luxury bathroom crystal hand beveled sinks handcrafted in Italy with detailed, exquisite three-dimensional cuts hand beveled in stone made out of the purest hand made crystal.
- Bain Ultra Elegancia bathtub with thermomasseur air jet system and heated back rest
- DXV AT200 LS SpaLet bidet toilet
- Cabano chrome fixtures
- European style curbless barrier free shower



Third Floor Massive Loft - South Side



Office Area



Third Floor Massive Loft - North Side

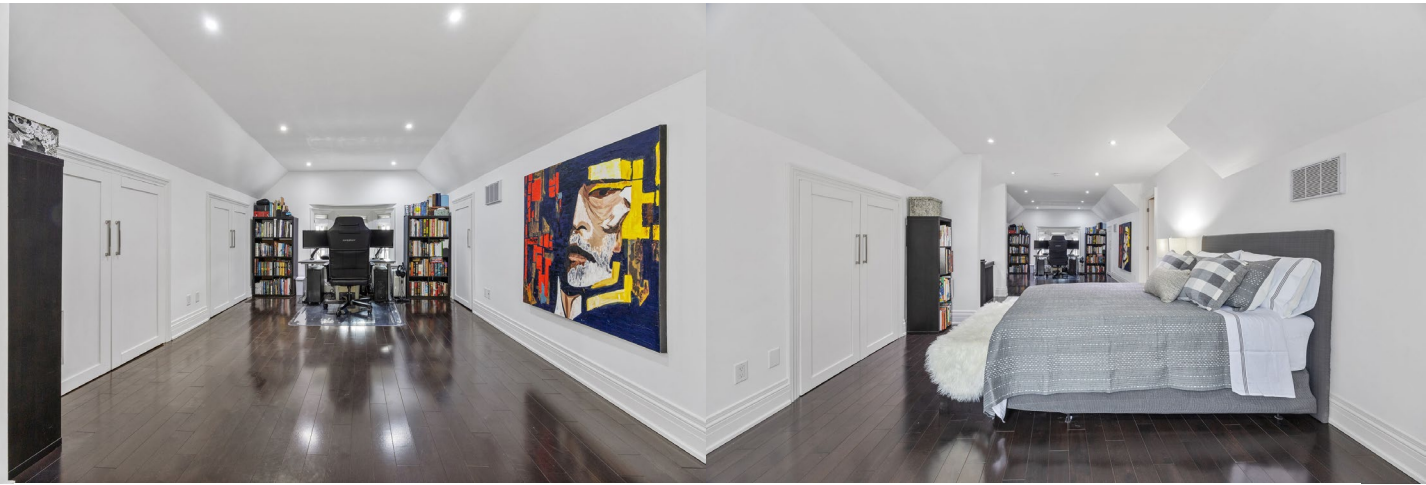


Bedroom Area



Third Floor Juliette
Balcony
Possibility for a third
floor large deck

The large third floor open concept Loft can easily be converted to two separate large bedrooms with a large hallway in between. (see drawing possible wall additions in cobalt blue) Each side has separate electrical switches, large lighted closets and storage areas. The south side has a bay window, and the north side has French doors that provide ample natural light.



Third Floor Bathroom

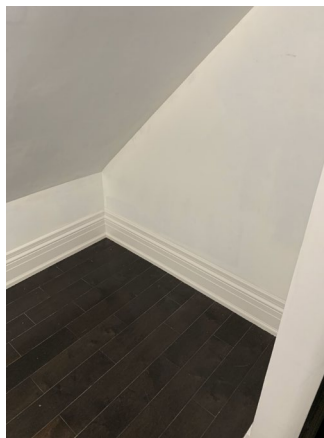


French Decotec vanity with integrated corian sink and lights – Riobel Fixtures – Floor to ceiling tiles, marble floor
European style curbless barrier free shower



Third Floor

2 Large Storage Areas
15' x 4.5' and 10.3' x 4.5'
Closets & Storage
Areas Not included
in sq. footage



Lower Level

Family Room



Heated Italian Travertine Floor



Lower Level is a self contained livable area, suitable for in-law or nanny's quarters.

Bedroom 4

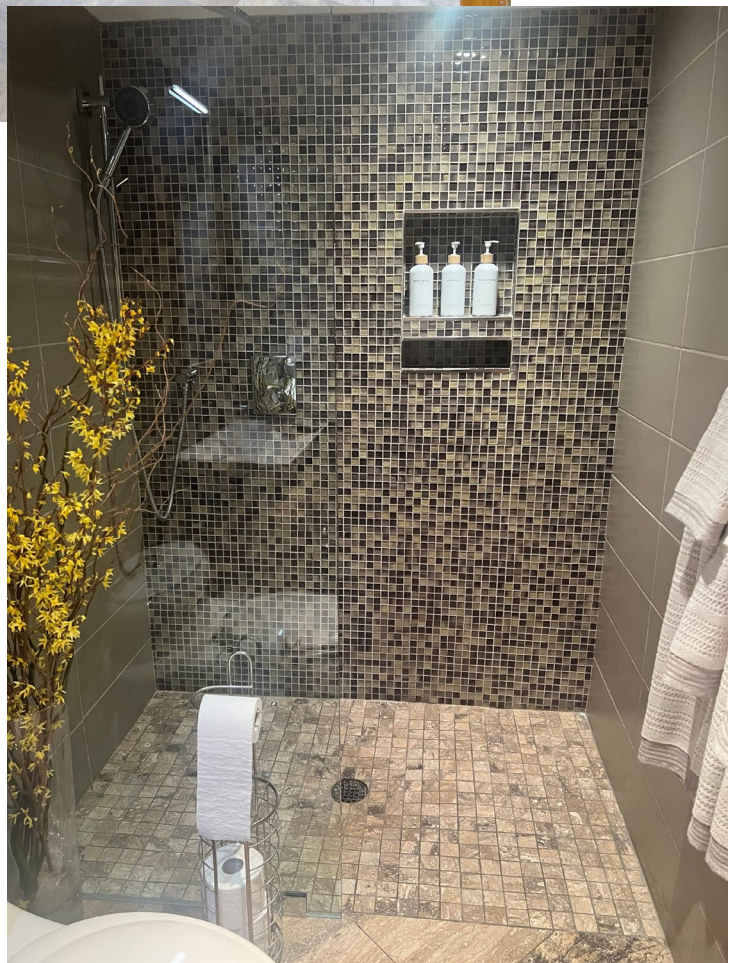


Double entry door -Large activity area



3 piece bathroom

Italian Vanity w/travertine sink made in Tuscany by Pietre Rapolano Stone
Riobel fixtures



heated travertine floor- floor to ceiling tiles -curbless shower

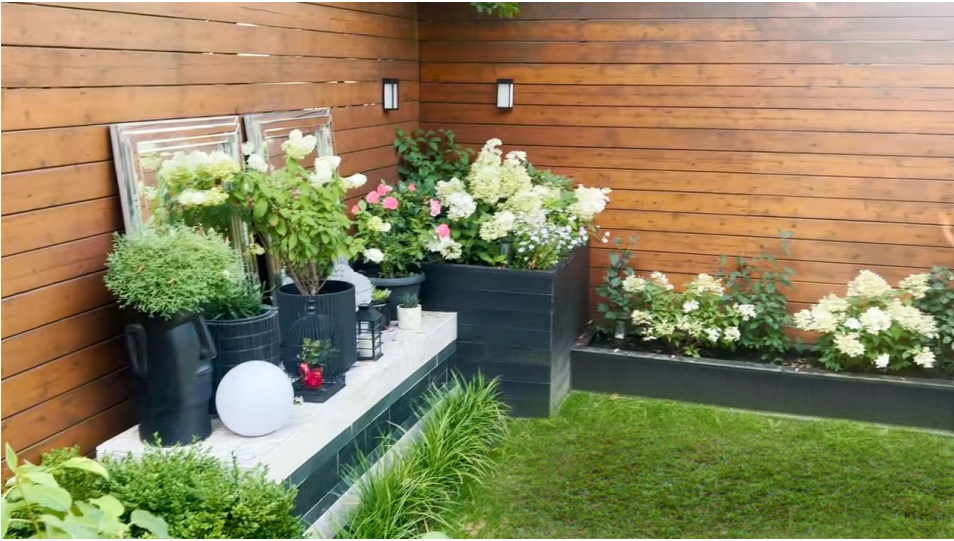
Professionally landscaped

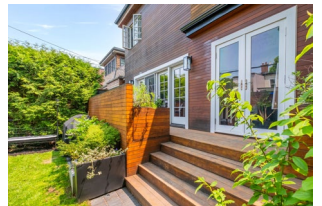
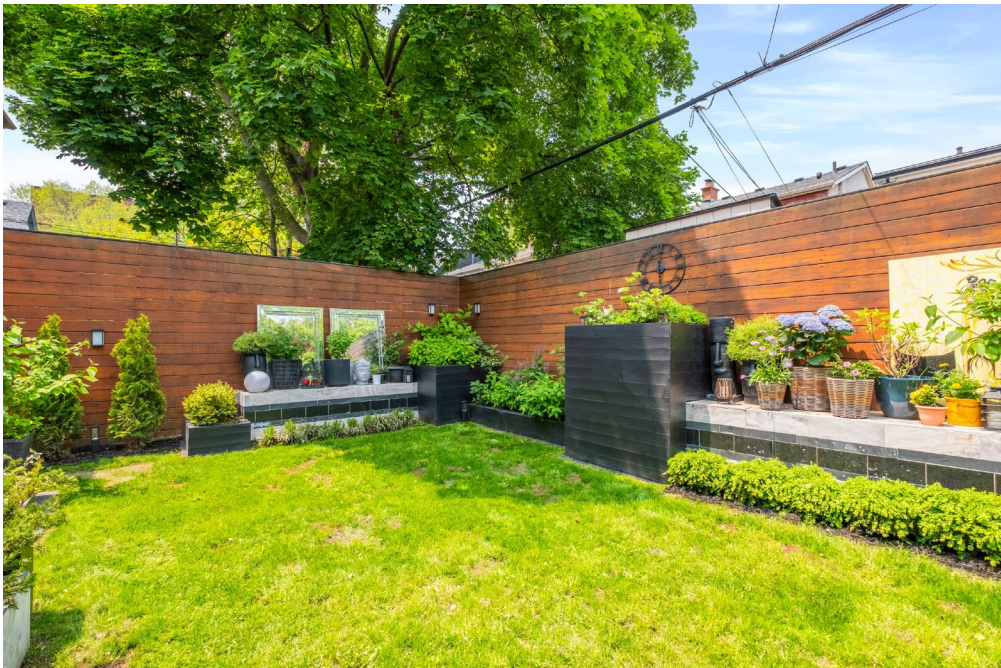


Aluminum and Steel
Flower Beds and Boxes

Cantilever Steps



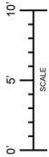




Features

- Completely renovated 2014
- All new electrical - 200-amp service
- Data, cable, and phone wiring throughout
- Dimmable pot lights throughout
- All new plumbing
- All new windows and doors (hickory inner / tremclad outer)
- All front facing windows are double hung
- Solid hardwood maple floors
- New high efficiency furnace 2024 (rental contract to be assumed)
- 2 Valor zero clearance gas fireplaces with radiant heat 2024
- Air conditioning 2014
- Renovated finished basement
- New shingled Roof October 2018
- New eaves and soffits on the two dormers 2018
- New fascia, eaves and down pipes September 2020
- Water service upgrade to 25mm October 2019
- Hide a Hose central vacuum and vacpan in kitchen
- Security system equipment with contacts and motion detection
- Hard wired inter-connected smoke alarms
- High end bath and kitchen sinks and fixtures
- Custom millwork
- Laundry room with custom cabinetry, coat closet with built-in shelving & interior light. Large granite counter and glass tile backsplash
- Professionally landscaped front and rear garden
- Solar lights in backyard
- Slate tiles in front enclosed porch and side entrance area
- Heated Italian travertine floor in basement
- Tiled Storage and utility Rooms in basement
- French travertine herringbone floor in rear enclosed porch presently used as an office
- Granite floor in powder room and floor to ceiling porcelain and glass tiles
- Primary bathroom has floor to ceiling Carrera Marble tiles including closet area.
- All bathrooms are tiled from floor to ceiling for easy maintenance
- In the storage section in the basement there is an auxiliary fridge and upright freezer to accommodate additional food storage

•



Size and dimensions are approximate. Actual may vary.

ROOM NAMES	IMPERIAL(FT)	METRIC(M)	AREA IMPERIAL	AREA METRIC
FIRST FLOOR				
FOYER	8'5" x 10'6"	2.5 x 3.2	90 SQ.FT	8 SQ.M
LIVING ROOM	14'6" x 17'0"	4.4 x 5.1	221 SQ.FT	20 SQ.M
DINING ROOM	15'0" x 14'3"	4.5 x 4.3	202 SQ.FT	18 SQ.M
KITCHEN	11'5" x 25'0"	3.4 x 7.6	286 SQ.FT	26 SQ.M
OFFICE	8'5" x 9'0"	2.5 x 2.7	76 SQ.FT	7 SQ.M
SCREENED PORCH	15'7" x 9'3"	4.7 x 2.8	137 SQ.FT	12 SQ.M
POWDER ROOM	4'10" x 6'4"	1.4 x 1.9	31 SQ.FT	2 SQ.M
SECOND FLOOR				
PRIMARY BEDROOM	12'4" x 16'9"	3.7 x 5.1	197 SQ.FT	18 SQ.M
PRIMARY BATHROOM	9'9" x 22'8"	2.9 x 6.9	213 SQ.FT	19 SQ.M
BEDROOM 2	12'10" x 14'3"	3.9 x 4.3	175 SQ.FT	16 SQ.M
BATHROOM	16'0" x 8'4"	4.8 x 2.5	134 SQ.FT	12 SQ.M
LAUNDRY	6'2" x 12'1"	1.8 x 3.6	75 SQ.FT	6 SQ.M
HALLWAY	5'4" x 10'1"	1.6 x 3.0	50 SQ.FT	4 SQ.M
THIRD FLOOR				
BEDROOM 3	12'4" x 14'6"	3.7 x 4.4	179 SQ.FT	16 SQ.M
OFFICE	12'4" x 15'6"	3.7 x 4.4	186 SQ.FT	17 SQ.M
BATHROOM	5'5" x 10'5"	1.6 x 3.1	57 SQ.FT	5 SQ.M
BASEMENT FLOOR				
FAMILY ROOM	10'4" x 23'9"	3.1 x 7.2	249 SQ.FT	23 SQ.M
BEDROOM 4	10'10" x 14'4"	3.3 x 4.3	149 SQ.FT	13 SQ.M
OFFICE	16'4" x 11'8"	4.9 x 3.5	190 SQ.FT	17 SQ.M
BATHROOM	5'0" x 9'0"	1.5 x 2.7	44 SQ.FT	4 SQ.M
STORAGE	15'3" x 6'6"	4.6 x 1.9	102 SQ.FT	9 SQ.M
STORAGE	7'9" x 6'6"	2.3 x 1.9	51 SQ.FT	4 SQ.M

TOTAL AREA 3,963 SQ.FT - 366 SQ.M