

68 Burrows Ave Unprecedented Contemporary Home



A notable exclamation of modern architecture that produces an invigorating sense of peace through its dynamic blend of natural upscale materials, inbound light and spacious interiors - these distinguish 68 Burrows Avenue as the most unique property of its kind on the market.

Located in the heart of Etobicoke with convenient access to the 401, 427, Pearson International Airport, GO Transit and the TTC. Neighbouring the home within walking distance is the ravine network of the West Deane Park and Humber River as well as the Islington Golf Club and St. George's Golf and Country Club.

Property Details | 68 Burrows Ave

- **Bedrooms:** 4 + 1
- **Washrooms:** 5
- **Parking:** 5 (1 built-in garage, 4 in drive way)
- **Hobby Room:** Lower level
- **Recreation:** Lower level
- **Nanny Suite:** Separate Entrance Lower Level
- **Sq Ft:** 4,044 Approx. in all levels
- **Lot size:** Corner lot | 60 feet x 110.97 feet
- **Taxes:** \$ 8,439.52 (2018)

Offered For Sale at \$ 2,768,000.00

Specifications | 68 Burrows Ave

Ground Floor

Foyer: 7'-8" x 6'-3"	Spanish Porcelanosa tiles Two-Piece elegant Powder Room with Italian floating vanity and fixtures Contemporary open thread three-storey staircase with stainless steel wire railing
Study: 11'-8" x 10'-11"	Hardwood floor Sliding doors Floor to ceiling south east corner window Frosted glass wall panels to allow natural light into the house
Great Room: 15'-4" x 14'-11"	Hard Wood Floors Custom Built in TV console with Surround Sound System 14' ceilings with expansive wrap around commercial grade windows
Dining Room: 13'-11 x 11'-4"	Hardwood floors Custom built in cabinetry Built-in Speakers Picture window with south west exposure Separate formal room
Kitchen: 17'-1" x 10'-9"	Contemporary Sleek and Bright eat-in Kitchen Spanish Porcelanosa tiles Corian waterfall countertop centre island with breakfast area Custom cabinetry Heated Floors Built-in Speakers Tempered glass backsplash South facing windows Built in computer nook
Walk-in Pantry: 10'-9" x 4'	Spanish Porcelanosa tiles Custom made cabinetry and built in shelves
Dinette: 11'-7" x 11'-3"	Open concept with walk out to Wood Deck Built-in Speakers Hardwood floor
Wood Deck: 17'-11" x 13'-5"	Hardwood floor Sunbrella Electric awning with remote; exterior speaker Wood pergola Gas barbecue hook up

Laundry Room: Ceramic tiles
17'-11" x 13'-5"
Contemporary custom cabinetry
Sizable closets with built in shelves

Second Floor

Master Bedroom: Hardwood floors
17'-6" x 13'-2"
Sizable walk-in dressing room with custom designed closet system
Fabulous 5-Pc Ensuite Bathroom
Custom Italian vanity with double sink, oversized mirror
Italian water fixtures
Italian wall lamps
Spanish Porcelanosa tiles
Self-standing European tub
Separate shower stall with seamless tempered glass enclosure
Heated Floors
North east windows

2nd Bedroom: Hardwood floor
14'-8" x 11'
Walk in closet with custom designed closet system
4-Pc Ensuite Bathroom with floating Italian vanity, Spanish porcelanosa tiles, tempered glass tub enclosure and window

3rd Bedroom: Hardwood Floor
15'-7" x 11'-5"
Walk in closet with custom designed closet system
4-Pc Semi-Ensuite Bathroom with floating Italian vanity, Spanish porcelanosa tiles, tempered glass shower enclosure and window

4th Bedroom: Hardwood Floor
11'-1" x 10'
Open concept
Built-in Speakers
Doubles as additional family room

Lower Floor

Hobby Room: Engineered Hardwood floor
22'-4" x 10'-11"
Above-grade south facing windows

Entertainment Room: Engineered Hardwood floor
27'-6" x 14'
Above-grade west facing window
Wired for sound and internet

Storage: Engineered Hardwood floor
14' x 4'
Above-grade west facing window

Self Contained Nanny Suite

Living Bedroom: Open concept
22' x 11'-7"
Engineered Hardwood floor
Above-grade windows facing south

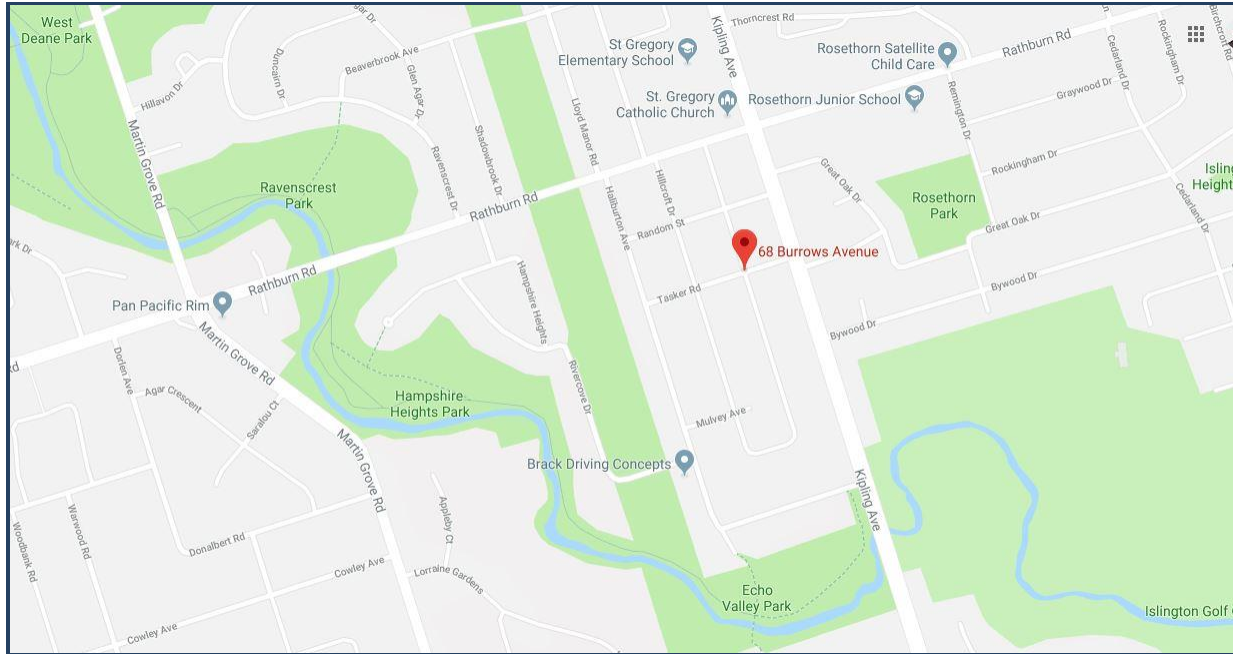
Eat-in-Kitchen: Ceramic tile floor, Stainless Steel fridge, stove, dishwasher, microwave
11' x 10"
Ensuite laundry, 4-Pc bathroom with floating Italian vanity, Spanish
porcelanosa tiles

Garage: One Indoor Parking Spaces and Four additional in private driveway
17'5" x 18'4"

Home Comfort Systems | List of Inclusions & Special Features

1. Thermador side by side fridge and freezer
2. Thermador six burners gas range and oven
3. Thermador range hood
4. Thermador dishwasher
5. Panasonic microwave
6. 2 Samsung washers and dryers
7. Italian Nobili faucets throughout the house
8. Italian Colombo Design bathroom vanities and accessories
9. Italian Colombo Design door handles in all doors, including kitchen and exteriors
10. All led pot lights and light bulbs
11. Sound system: 1) Marantz receiver, 2) Russound Multi-Room controller, 3) Paradigm speakers first and second floor 4) Surround sound in Living Room
12. Entertainment room in lower level wired for internet and sound
13. Internet Netgear Cat6 wired throughout
14. Spanish Porcelanosa tiles in all bathroom walls and floors
15. Sumbrella electric awning with remote control
16. Rainbird garden sprinkler system in all exterior including planters
17. Custom made commercial grade double glass windows throughout
18. Central vacuum system with dust pan in the kitchen
19. Electric garage door opener with remote control
20. All electric light fixtures
21. All roller Hunter Douglas window coverings see through and black out where installed
22. Gas fireplace with remote control
23. Gas barbeque hook up in the terrace
24. Central Air Conditioning unit
25. High efficiency gas forced air furnace
26. Hot water tank (Owned)

LOCATION MAP | 68 Burrows Ave.



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