



29

LW Leeanne  
Weld

## Welcome to 29 Foxbar Road

Situated on a quiet one-way tree lined street, this 3300 plus sq ft five bedroom family home features charming principal rooms and a spacious family room spreading across the back of the house with double french doors out to a beautiful, lush garden and patio area.

The master suite offers a five piece ensuite, spacious dressing room and a private bedroom at the back of the house, with wraparound windows for a panoramic nature view. There is a beautiful library, bedroom, washroom and laundry on this level as well. Numerous recent improvements and upgrades by the current owner are evident throughout. This house is ready to enjoy or you can personalize to your taste.

Enjoy the private garden in this peaceful setting and yet in a vibrant neighbourhood, a short walk to shopping, restaurants and transit at Yonge/St. Clair. Located in the Brown school district, and UCC and BSS are also very close by.





# main floor

## Foyer:

- Hardwood floor
- Oak wainscotting
- Leaded glass windows
- Open staircase
- Picture window
- Coat closet (midway up the stairs)

## Living Room:

- Hardwood floor
- Large bay window
- Crown moulding
- Fireplace with brick surround and hearth
- Bevelled glass pocket door to dining room

## Dining Room:

- Hardwood floor
- Beamed ceiling
- Leaded windows
- Plate rail
- Display case with leaded glass doors
- Swing door to kitchen

## Family Room:

- Hardwood floor
- Beamed ceiling
- Leaded glass windows
- Fireplace with brick surround and hearth, original mantle with built-in mirror
- Walkout to deck
- Pot lights
- Inner French doors to dining room (in basement)

## Kitchen:

- Laminate tile floor
- KWC stainless steel sink and gooseneck faucet
- White bottom mount fridge
- White Bosch dishwasher
- Viking stove
- Stainless steel Panasonic microwave
- Greenhouse window
- Under cabinet lighting
- Recessed Halogen lighting
- Walk out to solarium/mud room entrance

## Powder Room:

- Hardwood Floor
- Vanity

## second floor

- Library:
- Pine/oak plank floors
  - Fireplace with brick mantle
  - Two closets
  - Halogen track lighting
  - Beautiful west views

- Bedroom:
- Hardwood floor
  - Floating shelving
  - Halogen track lighting

Linen Closet

- Laundry Closet:
- Washer and dryer

- Five Piece  
Washroom:
- Heated porcelain tile floor
  - Double vanity with storage
  - Large soaker tub with subway tile tub deck and surround
  - Polished chrome fixtures and taps
  - Attached chrome mirrors

- Dressing Room:  
/Master Bedroom
- Oak/pine floors
  - Double closets
  - Wall to wall windows with beautiful views of the garden
  - Recessed lighting

- Five Piece  
Ensuite Washroom:
- Hardwood floor
  - Double vanity
  - Large soaker tub
  - Polished chrome fixtures and taps
  - Pot lighting

## third floor

- Bedroom:
- Hardwood floor
  - Angular ceilings
  - Large closet
  - Pretty views down Foxbar Road
  - Pot lighting

- Bedroom:
- Pine plank floor
  - Pot lighting

- Four Piece  
Washroom:
- Tile floor
  - Polished chrome fixtures and taps

- Bedroom:
- Pine plank floor
  - Angular ceilings
  - Pretty views of the garden
  - Pot lighting

## basement (unfinished)

- Side entrance
- Excellent storage

## Improvements by current owner:

2006

- Replaced furnace
- 1" main water pipe installed
- Basement floor drains replaced
- Installed legal parking pad

2007

- Installed Unico attic air conditioning system
- Replaced original windows with Norwood windows – front facade and sides
- Refurbished radiators
- Fully landscaped front and back with perennial garden

2011

- Updated master washroom – dual sinks; improved storage

2012

- New fences and deck – backyard

2014

- New family washroom
  - ~ Heated floor
  - ~ Soaker tub

2017

- Key pad lock
- New Bosch dishwasher
- New roof (strapped to wooden roof + resingled with CRC shingles – lifetime warranty)
- Re-leaded decorative window

2018

- New main drain in basement out to property line, including back flow valve and all new pipes /connections into drain

# additional information

Taxes: \$12,066.79 / 2017

Lot Size: 27 x 123.75 feet

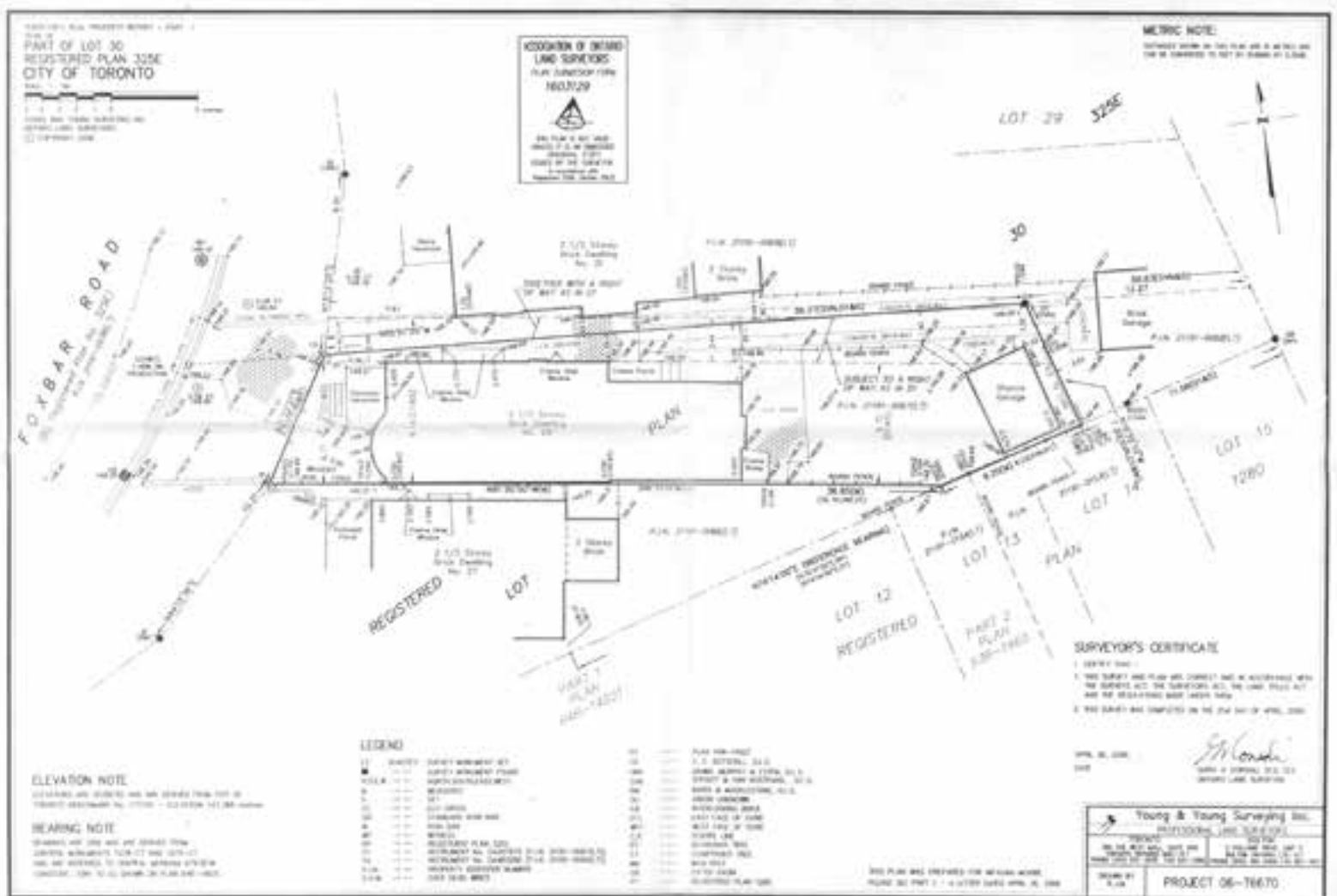
Parking: Right-of-way, legal pad parking, single car garage

Possession: July 4 / T.B.A.

Inclusions: Fridge, stove, dishwasher, microwave, refrigerator, electric light fixtures, all window blinds

Exclusions: All curtains, dining room and foyer chandeliers

offered for sale at: \$1,999,000.00











**Chairman's Award Winner**

**Gardner Award Winner  
2004-2017**



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.