



# Welcome to 40 Rowley Avenue

Welcome to this sophisticated Midtown property. Built approximately 10 years ago with quality finishes and attention to detail, this spacious family home is 2,500 plus sq ft. Offering a spacious and airy living room and dining room, a chef's kitchen with centre island and breakfast bar. The open concept breakfast area and family room overlook the private west facing garden which is accessible both from the family room as well as the lower level recreational room. The second floor features a master suite with seven piece ensuite washroom and three other generous bedrooms, one with an ensuite and the other two with a tandem washroom. The lower level recreation room that offers a fully equipped bar, custom designed and crafted - an entertainer's dream. The well-planned layout takes advantage of the tall ceilings that can be enjoyed throughout and the extra width of the lot is noticeable in the flow of design and the open atmosphere of the home.

Enjoy the close proximity to the many conveniences including Whole Foods and Shoppers Drug Mart, Charlotte Maher Children's Park around the corner or the shops on Bayview. Serena Gundy and Sherwood Park and the ravine system with hiking trails are close by. Sought after Northlea Elementary school is in catchment. Children's Garden Nursery School is also a walk away. The future LRT will ensure transit from this central location will be even easier. Enjoy this opportunity to move into this superb home in mint condition and ready to be enjoyed.







# main floor

## FOYER

- Limestone tile floor
- Crown moulding
- Double coat closet
- Wainscotting
- Recessed halogen lighting

## POWDER ROOM

- Limestone tile floor
- Custom vanity with marble counter & mirrored wall
- Crown moulding

## LIVING ROOM

- Quarter sawn oak hardwood floor
- Leaded glass bay window overlooking Rowley Avenue
- Crown moulding
- Wainscotting
- Recessed halogen lighting

## DINING ROOM

- Hardwood floor
- Crown moulding
- Leaded glass picture window
- Wainscotting
- Built-in speakers in ceiling
- Recessed halogen lighting

## KITCHEN

- Hardwood floor
- Crown moulding
- Breakfast bar with granite counter and bar sink
- White shaker style cabinetry
- Marble tile backsplash
- Stainless steel KitchenAid built-in bottom mount fridge
- Stainless steel KitchenAid wall oven
- Stainless steel KitchenAid built-in microwave
- Stainless steel KitchenAid gas cooktop
- Stainless steel KitchenAid dishwasher
- Exhaust fan
- Recycling drawer
- Double stainless steel sinks
- Gooseneck faucet and filtered water faucet (reverse osmosis)
- Built-in speakers in ceiling
- Pendant lights
- Under counter lighting

- Recessed halogen lighting

## BREAKFAST AREA

- Hardwood floor
- Crown moulding
- French doors walk out to deck and garden below
- Recessed halogen lighting

## FAMILY ROOM

- Hardwood floor
- Leaded glass bay window
- Wall to wall custom cabinetry with display cabinets
- Gas fireplace with custom mantle
- Crown moulding
- Recessed halogen lighting

# second floor

## UPPER HALLWAY

- Open staircase with oak railing and wrought iron railing
- Large picture window
- Large skylight
- Wainscotting
- Crown moulding
- Recessed halogen lighting

## OFFICE/BEDROOM

- Hardwood floor
- Coffered ceiling
- Double closet
- Recessed halogen lighting
- Five piece semi-ensuite washroom

## BEDROOM

- Hardwood floor
- Coffered ceiling
- Double closet
- Recessed halogen lighting

## THREE PIECE ENSUITE WASHROOM

- Limestone tile floor
- Glass enclosed shower
- Vanity with granite counter
- Brushed chrome fixtures and taps

## BEDROOM

- Hardwood floor
- Coffered ceiling
- Double closet

#### FIVE PIECE SEMI-ENSUITE WASHROOM

- Limestone tile floor
- Custom double vanity with granite counter
- Large soaker tub with limestone tile deck
- Built-in mirror and medicine cabinet
- Brushed chrome fixtures and taps
- Recessed halogen lighting

#### LAUNDRY CLOSET

- Samsung front loading washer and dryer

#### LINEN CLOSET

#### MASTER BEDROOM SUITE

- Hardwood floor
- Large picture window overlooking the garden
- Crown moulding
- Coffered ceiling
- His/Her walk-in closets

#### SEVEN PIECE ENSUITE WASHROOM

- Heated limestone tile floor
- Large soaker/Jacuzzi air jet tub with marble tub deck
- Glass enclosed shower
- Skylight with remote
- Bidet
- Large vanity with his/her sinks
- Granite counter
- Built-in mirror and medicine cabinet
- Brushed chrome fixtures and taps
- Glass enclosed shower with rain shower head and multiple jets
- Recessed halogen lighting

#### RECREATION ROOM

- Sisal carpet
- Gas fireplace
- Large picture window

#### BAR

- With limestone tile floors, granite counters, brass bar rail, bar sink, Steam Whistle on tap; true double glass fridge, built-in television, Scotsman ice fridge, concealed Bosch dishwasher, wine fridge, recessed halogen lighting and pot lighting.
- Built-in speakers
- French doors walk-out to garden

#### THREE PIECE WASHROOM

- Limestone tile floor
- Glass enclosed shower
- Brushed chrome fixtures and taps.

#### WALK-OUT GARAGE

- Excellent storage

#### STORAGE ROOM

- Under stairs

#### LAUNDRY ROOM

- Limestone tile floor
- Bosch front loading Nexxt series washer & dryer
- Stainless steel sink
- Picture window
- Cupboards
- Recessed halogen lighting

#### SEPARATE SIDE ENTRANCE

- Limestone tile floor

#### COLD STORAGE ROOM

## additional information

Inclusions: All kitchen appliances, washers and dryers, (Samsung and Bosch), all bar related equipment, all electrical light fixtures, all Hunter Douglas blinds, custom curtains, ceiling fans, central vacuum and related equipment, alarm system (monitoring extra).

Exclusions: Chest freezer, shelves in the garage, curtains in child's bedroom, dining room chandelier.

Lot: 33 x 100 feet

Parking: Built-in Garage (1.5 spaces) & Private Double Driveway

Taxes: \$11,179.59 (2019)

Possession: 30 days / TBA



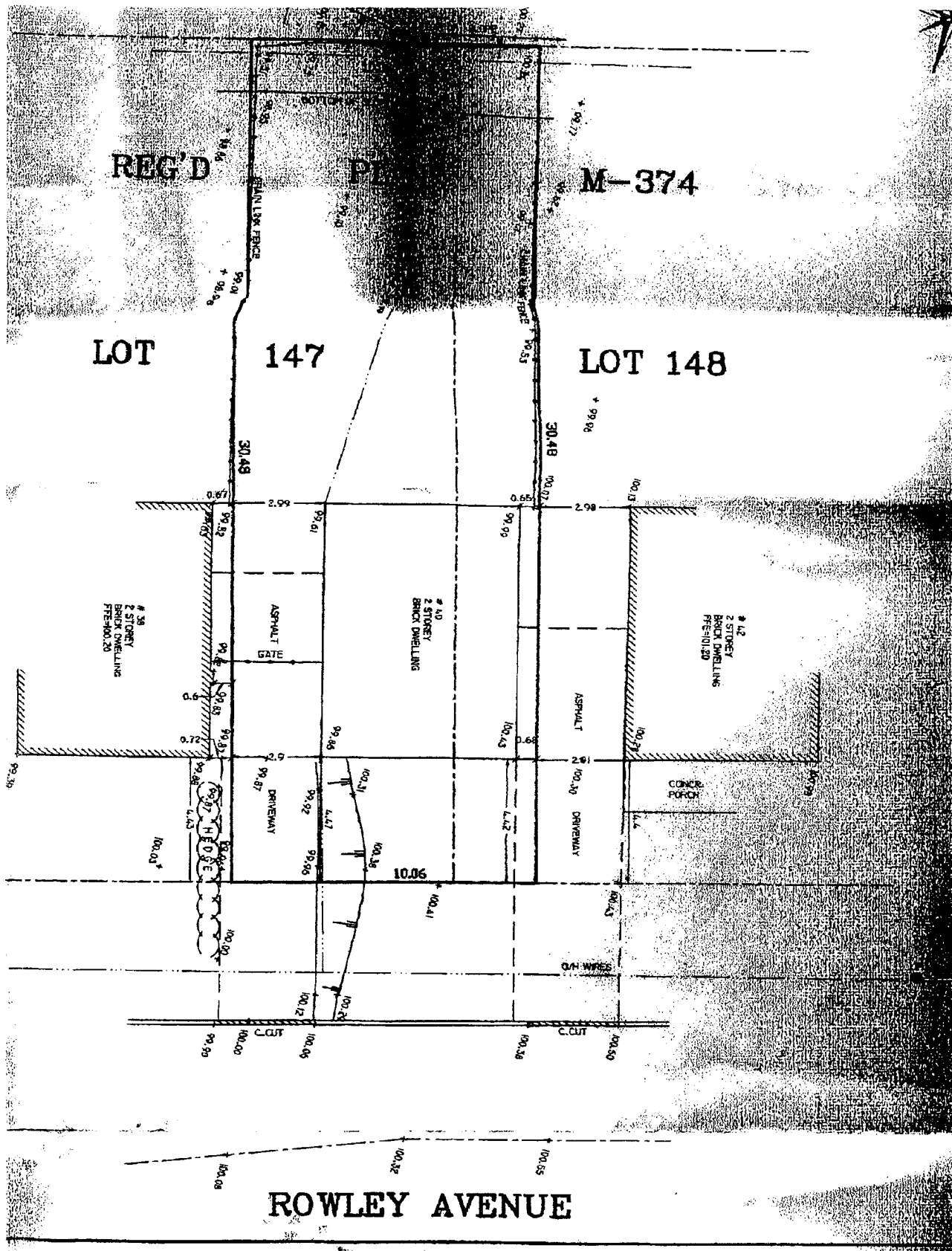
## improvements by current owners

- New wool sisal runner on the staircase
- Rear landscaping
- Interior painting (2019)
- Reverse osmosis system in kitchen
- New windows in master bedroom and child's bedroom
- New KitchenAid dishwasher (2018)
- Custom drapery throughout

offered for sale at \$2,298,000.00

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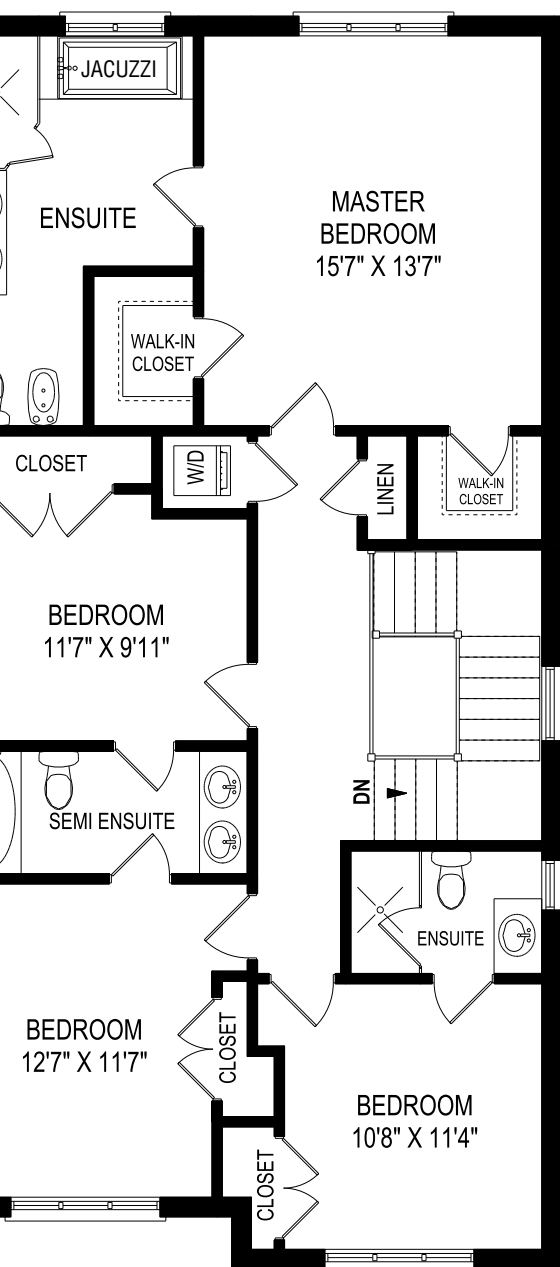




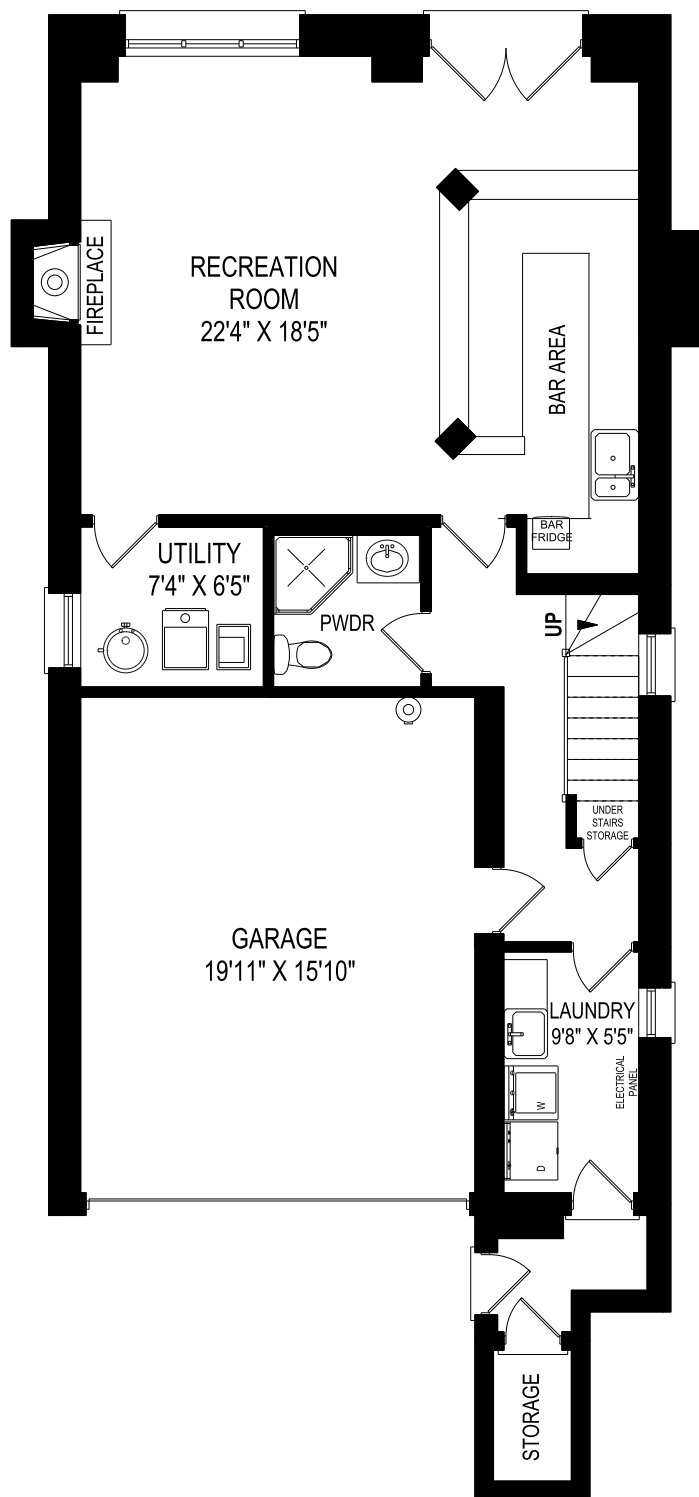


**MAIN FLOOR**  
**1275 SQUARE FEET**





SECOND FLOOR  
1234 SQUARE FEET



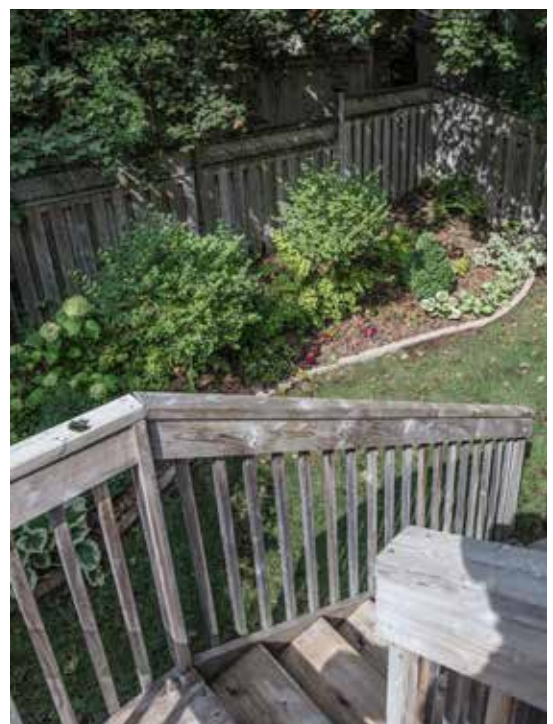
LOWER LEVEL  
930 SQUARE FEET











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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.