

## **54 Garnet Avenue**

### **main floor**

#### **FOYER**

- Hardwood floor
- Open staircase
- Coat closet

#### **LIVING**

- Hardwood floor
- Gas fireplace with limestone hearth
- Decorative mantle
- Large picture window overlooking the front porch
- Built-in mirror above mantle
- Built-in bookshelves

#### **DINING**

- Hardwood floor
- Large window
- Walk out to patio

#### **KITCHEN**

- Hardwood floor
- Large center island
- Breakfast bar
- Double sinks
- Quartz countertops
- Large pantry
- Open bookshelves
- Fisher & Paykel stainless steel refrigerator
- Bosch stainless steel built-in wall oven
- Bosch stainless steel dishwasher
- Stainless steel four burner gas cooktop
- Stainless steel concealed range hood
- Panasonic built-in stainless steel microwave
- Custom shaker style cabinetry
- Recessed lighting

## second floor

### PRIMARY BEDROOM

- Broadloom
- Double closets
- Paneled accent wall
- Double windows overlooking the garden
- Custom blinds

### PRIMARY ENSUITE WASHROOM

- Heated tile floor
- Floor to ceiling oversized porcelain tile
- Brass and glass custom shower door
- Double oversized vanity with quartz countertop
- Towel rack
- Skylight
- Polished chrome fixture and taps

### LINEN CLOSET

### SECOND BEDROOM

- Hardwood floor
- Window
- Closet

### THIRD BEDROOM

- Hardwood floor
- Beautiful bay window
- Closet

### FOUR PIECE WASHROOM

- Floor to ceiling oversized porcelain tile
- Vanity with marble countertop
- Soaker tub with marble surround
- Recessed window with privacy glass in shower
- Built-in mirror
- Polished chrome fixtures and taps
- Wall sconces

## lower level

### SEPARATE ENTRANCE

- Wood floor
- Skylight
- Ample storage space

### RECREATION ROOM

- Broadloom
- Above grade windows
- Built-in entertainment centre and open bookshelves
- Recessed lighting

### THREE PIECE WASHROOM

- Heated tile floor
- Polished chrome fixtures and taps
- Built-in mirror
- Built-in linen shelves
- Shower with oversized tile
- Wall sconces
- Recessed lighting

### OFFICE

- Broadloom
- Closet
- Recessed lighting

### LAUNDRY

- Tile floor
- Whirlpool frontloading washer
- Whirlpool frontloading dryer
- Laundry sink
- Built-in cabinetry
- Recessed lighting

### ADDITIONAL INFORMATION

- Lot Size: 27' x 110'
- Taxes: \$7,642.17 (2023)
- Possession: 30-60 Days
- Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, landscape lighting, storage units in garage.
- Exclusions: garden statuary