

Welcome to 11 Ashwood Crescent



Gracious 3+1 Bedroom 4-Level Back Split home on quiet crescent in Princess Anne Manor. Huge windows, Hardwood Floors, Crown mouldings, newer Sunroom, NEW furnace (2008) and HWT (2008-rental), 3 Fireplaces, ample Storage and Built-ins. Well maintained. Gorgeous treed lot. Close to schools, parks & public transportation.



Tasi, Norm* & Adrienne Farquhar

Sales Representatives, *Broker

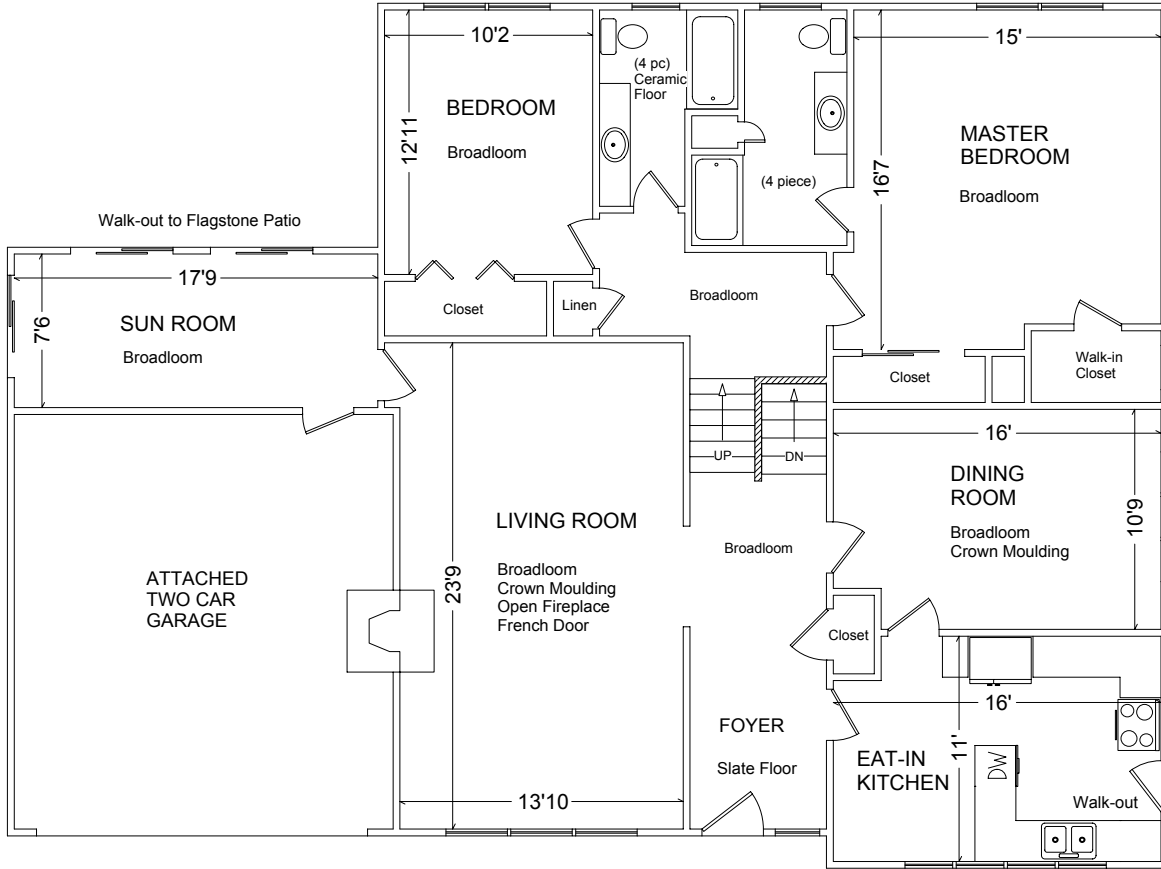
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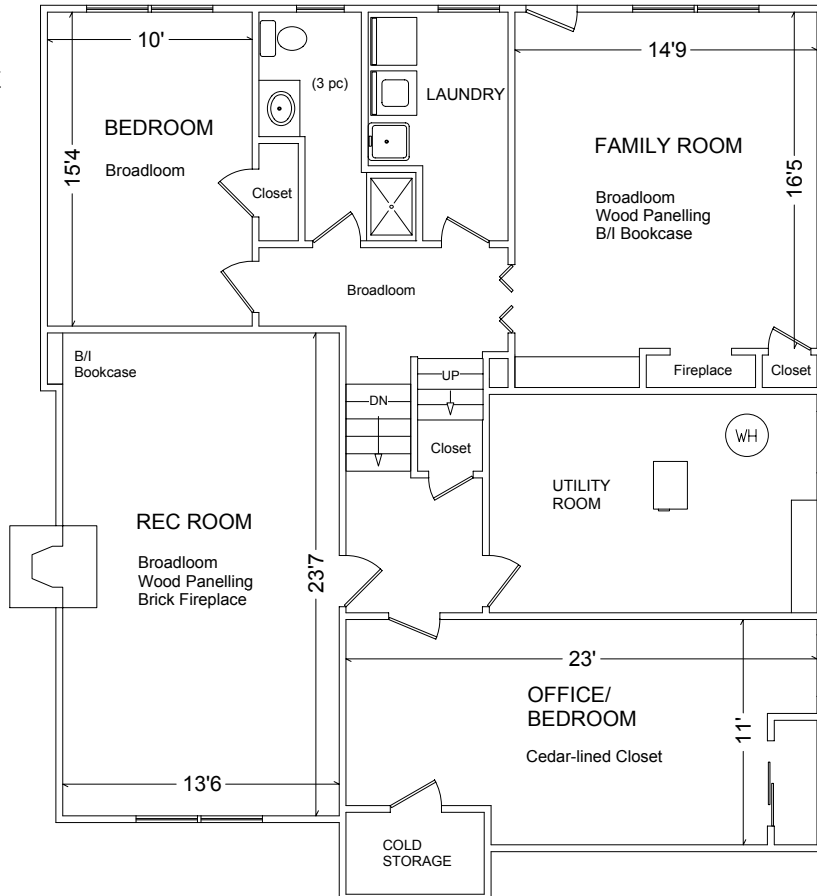
11 ASHWOOD CRESCENT

UPPER & MAIN (1,730 sq ft)



LOWER & BASEMENT (1,560 sq ft)

Walk-up to Backyard



THE FARQUHAR ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,
Brokerage

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479

Features of 11 Ashwood Cres.

Elegant Principal Rooms—3+1Bedrooms— Established Neighbourhood

Main Level:

- Flagstone entry with generous closet leads to a charming eat-in Kitchen and spacious Living and Dining rooms; Hardwood stairs and railing (under carpet) to the upper and lower levels
- Formal Living Room, perfect for entertaining; Huge Front window (almost floor-to-ceiling), Crown Moulding, Fireplace with marble surround and walk-out to Sunroom
- Bright Formal Dining Room with large window and crown moulding
- The updated Eat-in Kitchen has waist to ceiling window that runs the length of one wall, wood cupboards, L-shaped counter, and Pantry. Walk-out to the side yard. Includes appliances listed below.
- Sunroom has Pella windows and doors with **between-the-glass blinds** and walk-out to garden...a great place to relax! Accessed from the Living Room as well as the double garage.

Note: Both the Upper and main floors are Hardwood under carpet except in the Bathrooms, Kitchen & Foyer

Upper Level:

- Master Bedroom overlooks the yard; has 2 closets (one mirrored) and a large 4 pce ensuite with built-in cupboard
- Linen Closet
- 4 pce Main Bathroom with large vanity and tiled floor
- The second bedroom is bright with a large closet

Inclusions: ELF's, Refrigerator, Stove, Washer, Dryer, Dishwasher, Carpet w/laid, Forced Air Gas burner & Equipment, All Window coverings, Microwave, Fireplace Tools, 1 Fireplace guard and 3 screens, auto garage door opener & 2 controls

Offered at: \$839,000.00 Taxes: \$5,748.00(2007)

Lot Size: 67 ft. x 117 ft. 8½" (E: 119')

Lower Level:

- Spacious Family Room with Fireplace, built-in cupboards and shelves, above grade windows and walk-out to the yard.
- Bedroom with above ground windows and double closet
- Parquet flooring under carpet in both the Family Room and Lower Bedroom
- Separate Laundry Room with built-in folding table
- Renovated 3 pce Bathroom with walk-in tiled shower, wood vanity and built-in cupboard (2006)

Basement

- Recreation Room with Fireplace, Bar counter with Built-in shelving
- Office with double cedar lined cupboard and access to wine/cold room with built-in shelving
- Storage cupboard under the stairs

Notes of Interest

- New Forced Air Gas Furnace (2008)
- HWT (2008)-Rental
- Pella windows and doors with "**between-the-glass blinds**" in some rooms
- Attached double garage
- Central Air Conditioning
- General Power Humidifier
- Backyard is fenced on 3 sides
- Flagstone Front Walk & Professional landscaping (2003)

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE