



112 LYTTON AVENUE

Proudly presented by Audrey Azad and Steve Tabrizi

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112 LYTTON AVENUE

MAIN LEVEL

Foyer

- Custom 8 feet, 2 ¼” solid Mahogany wooden door with wrought iron detailing
- Custom lock
- Wainscoting
- Plaster moldings
- Limestone floors
- Halogen pot lights

Living Room

- 13' x 13'6”
- 3 ¾” white oak hardwood floor
- Wood burning limestone fireplace
- Paneled wall trim
- Plaster moldings
- Bow windows and window seat
- Halogen pot lights

Dining Room

- 13' x 16'6”
- 3 ¾” white oak hardwood floor
- Plaster molding with coffered ceiling
- Paneled wall trim
- Designer chandelier
- Twin glass casement windows
- Programmable thermostat
- Built-in speakers

Kitchen

- 20'3” x 18'6”
- Custom kitchen with self-closing cabinetry
- 7 foot island
- Natural stone countertops
- Natural stone backsplash
- 2 Miele 30” Refrigerator
- 36” Miele gas cooktop
- Miele dual hood fan
- 30” Miele self-cleaning convection oven

MAIN LEVEL

Kitchen (cont.)

- Miele speed oven (microwave/convection)
- Miele steam oven
- Miele food warmer
- Miele Cup/plate warmer
- Whole bean coffee system
- 24” tall wine storage
- Miele fully integrated 18” and 24” dishwashers
- Double Blanco stainless steel sink
- Grohe Bridgeford faucet
- 3 ¾” white oak hardwood floors
- Plaster moldings
- Halogen pot lights
- Hanging pendant lights
- Under cabinet lighting
- Large pantry with Single Pre Blanco Sink
- Open to family room and dinette area

Family Room

- 17'3” x 17'
- Open concept to kitchen and dinette area
- 3 ¾” white oak hardwood floors
- Raised panelled walls
- Plaster moldings
- Built-in custom wall-to-wall entertainment unit
- Integrated gas fireplace
- Roughed-in for multi-media & surround sound
- Double French glass doors
- Halogen pot lights

Dinette

- Combined with kitchen
- 3 ¾” white oak hardwood floors
- Plaster moldings
- Halogen pot lights
- Hanging light



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MAIN LEVEL

Mud Room

- 9'11 x 12'
- Custom Cabinetry
- Seating area
- Limestone floors
- Side entrance to house
- Entrance to garage

Powder Room

- Toto toilet
- Elegant custom marble top wood vanity & Kohler sink
- Designer mirror
- Plaster moldings
- Limestone Floors

Library

- 10'7 x 14'
- 3 ¾" white oak hardwood floor
- Beamed ceiling
- Mahogany panelling
- Glass pocket doors
- Triple window
- Built-in Shelving
- Halogen pot lights

Staircase

- Oak staircase with custom handrails & pickets
- Wainscoting
- Plaster moldings
- Flat decorative stained and leaded glass skylight
- Walk-in closet

SECOND LEVEL

Landing

- 3 ¾" white oak hardwood floors
- Plaster moldings
- Wainscoting
- Stained glass skylight
- Halogen pot lights

Master Bedroom

- 19'5" x 18'7"
- 3 ¾" white oak hardwood floors
- Double French door entry
- Bow ceiling
- Arched window
- Chandelier light fixture
- Halogen pot lights
- Multi media
- French doors to Juliette balcony
- Dressing & Walk-in closet

Dressing Room

- 11'8" x 8'11" / 5'7" x 8'4"
- Custom built-in shelves
- Oak floors
- Skylight
- Halogen pot lights

Master Ensuite

- 18'4" x 10'3"
- Heated marble floors
- Marble enclosed shower with thermostatic system (rain head, body jets and hand-held spray)
- Seamless glass shower doors
- Clawfoot tub
- Custom-built vanity with marble countertop
- Double Kohler sinks and faucets
- Custom make-up vanity
- Separate water closet with Toto toilet and bidet
- Plaster moldings
- Halogen pot lights

SECOND LEVEL

Bedroom 2

- 13'11" x 13'
- 3 ¾" white oak hardwood floors
- Custom millwork bookshelf and desk
- Walk-in closet with built-in organizing system
- Semi-ensuite

Semi-Ensuite

- Custom vanity with marble countertops & Kohler sink and Grohe faucet
- Soaker tub
- Thermostatic shower system & rain head
- Toto dual flush toilet
- Custom designer porcelain tile

Bedroom 3

- 14' x 13'8"
- 3 ¾" white oak hardwood floors
- Arched windows
- Walk-in closet
- Semi-ensuite

Bedroom 4

- 14" x 13'6"
- 3 ¾" white oak hardwood floors
- Walk-in closet
- Arched windows
- Semi-ensuite

Semi-Ensuite

- Double custom vanity with marble countertops & Kohler sinks
- Soaker tub
- Marble enclosed shower with thermostatic shower system & rain head
- Seamless glass shower doors
- Toto dual flush toilet
- Limestone floors

SECOND LEVEL

Laundry

- 12'7" x 10'
- Spacious custom canetry
- Large Curb sink
- Granite countertops
- Undercounter Miele washer & dryer
- Ceramic brick pattern floors
- Skylight

LOWER LEVEL

Staircase

- Oak staircase with custom handrails & pickets
- Wainscoting
- Plaster moldings
- Storage closet

Recreation Room

- 19' x 22'5"
- Full height sunken windows for natural light
- Custom wall-to-wall entertainment unit
- Gas fireplace
- Rough-in for bar
- Upgrade broadloom
- Halogen pot lights

Exercise Room

- 17'6" x 15'
- Sunken windows
- Glass doors
- Upgrade broadloom
- Halogen pot lights

LOWER LEVEL

Media Room

- 12'8" x 18'6"
- Wall-to-wall entertainment unit
- Theatre seats
- Multi-media & projector rough-in
- Upgrade broadloom
- Halogen pot lights

Bathroom

- Vanity with marble countertop and Kohler sink
- Toto toilet
- Tub and shower system
- Ceramic wall and floors

Hobby/Nanny Suite

- 12'10" x 12'8"
- Designer broadloom
- Sunken windows

Storage/Laundry Room

- 14'8" x 9'2"
- Custom cabinetry with granite countertops
- Large Curb sink
- Roughed-in plumbing and exhaust
- Ceramic floors

Mechanical Room

- 11'9" x 11'3"
- 2 high efficiency furnaces
- 2 high efficiency central air
- 2 power spray humidifier
- 2 electronic air cleaner
- Heat recovery ventilation system
- Power vented hot water tank
- 200 amp circuit
- Sump pump

GENERAL FEATURES

Exterior Features

- Natural stone front façade
- Stone steps and porch
- Interlocking stone driveway and walkway
- Freshly sodded front and backyard
- Soffit light
- Gas line for BBQ
- Cedar shingles

Interior Features

- Exquisite millwork
- 10 feet ceiling height on main and second floor
- 9' feet ceiling height on lower level
- Solid 1 3/4" wood doors throughout
- Solid metal handles/steeple hinges
- Multi-media wiring
- Central vacuum with attachments
- All floors are glued and screwed down
- Smoke/Carbon Monoxide detectors
- Ultra silent bathroom exhaust fans

Garage

- Oversized insulated finished garage
- Extra ceiling height
- Custom side-mounted automatic opener & remotes with child safety sensor
- Soffit light
- Direct access to Mud Room

DISCLAIMER

We have, in preparing this information, used our best endeavors to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors or inaccuracies.