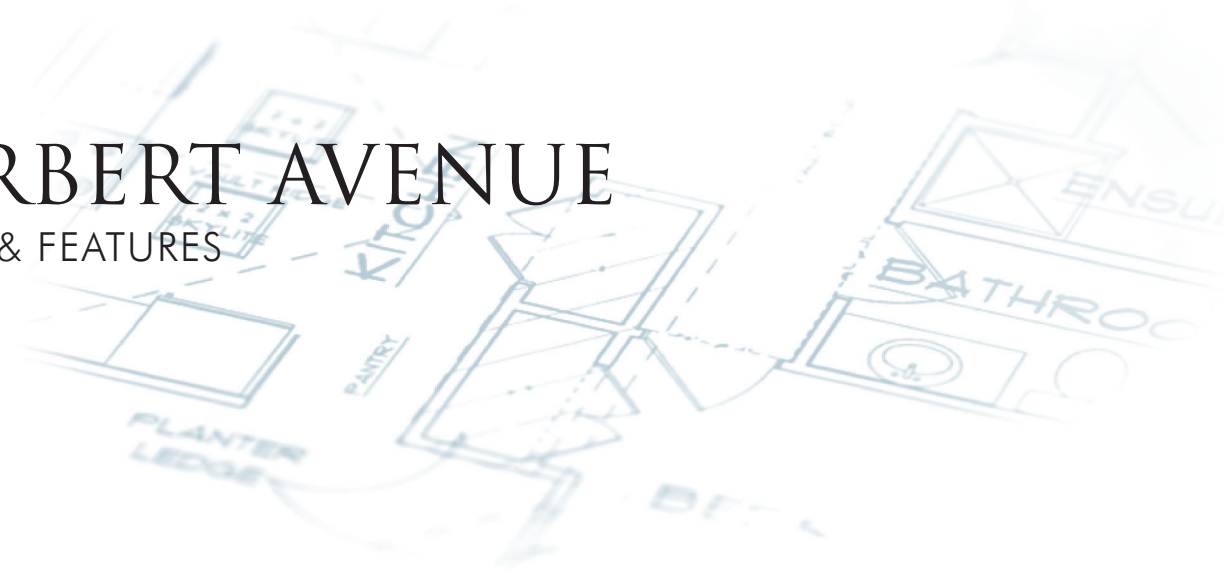


# 14 HERBERT AVENUE

## ROOM SIZES & FEATURES



### MAIN FLOOR

#### EXTERIOR

- Cedar shake roof peak
- New cedar front porch with attractive privacy partition
- New cedar back porch
- Beautiful brick facade
- Landscaped and interlock front pad parking
- Stunning frosted door with metal details
- Lovely brushed nickel outdoor light & house number
- Fully fenced west facing yard

#### LIVING ROOM

- Open concept
- Woven porcelain bamboo tiles
- Coffee bamboo hardwood floors
- Exposed brick wall
- Gel fireplace
- New casement windows
- Crown mouldings
- Pot lights

#### DINING ROOM

- Open concept
- Coffee bamboo hardwood floors
- Exposed brick wall
- Crown mouldings
- Pot lights

#### KITCHEN

- White and chocolate cabinet with slow release doors & drawers
- Carrara marble counters
- Glass backsplash
- Breakfast bar
- Stainless Steel Samsung ceramic stove top with complementary exhaust fan
- Stainless Steel Samsung bottom mount freezer/fridge
- Sleek stainless steel electronically controlled dishwasher
- Oversized under mount sink with industrial/restaurant faucet
- Wine fridge
- Coffee bamboo hardwood floors
- Pot lights

#### POWER ROOM

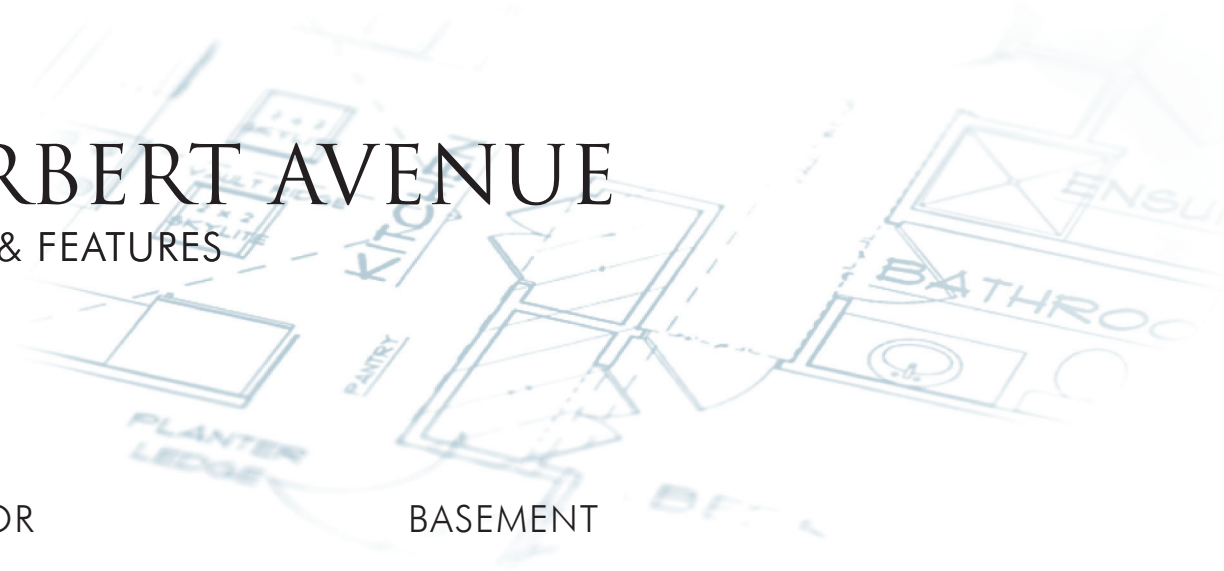
- Woven porcelain bamboo tiles
- Zebrano cabinetry
- Sleek one-piece toilet
- Pot lights

#### OFFICE

- Built-in desk with Carrara marble top
- Coffee bamboo hardwood floors
- Space for coat storage
- Custom windows and back door

# 14 HERBERT AVENUE

## ROOM SIZES & FEATURES



### SECOND FLOOR

#### MASTER BEDROOM

- Coffee bamboo hardwood floors
- Casement windows
- Pot lights
- Door with glass transom

#### 2<sup>ND</sup> BEDROOM

- Coffee bamboo hardwood floors
- Door with glass transom

#### 3<sup>RD</sup> BEDROOM

- Coffee bamboo hardwood floors
- Door with glass transom

#### BATHROOM

- Zebrano cabinetry
- Deep bubble jet tub
- Ceramic and glass tiles
- Pot lights

### BASEMENT

#### RECREATION ROOM

- Beautiful thick smoky grey carpet
- Built-in custom wall-to-wall cabinetry
- Above grade windows
- Pot lights

#### LAUNDRY ROOM

- Furnace & storage room
- Jewel stone flooring
- Whirlpool Duet front loader washer & dryer
- Walk out to yard

#### BATHROOM

- Carrara marble & glass tile shower
- Sleek one-piece toilet
- Pot lights

# 14 HERBERT AVENUE

PROUDLY PRESENTED BY AUDREY AZAD



PROPERTY TAXES \$3,062.23/2009

LOT SIZE 19 x 95 feet

POSSESSION To be arranged

PARKING One front pad parking

HEATING Lennox high efficiency furnace

ELECTRICAL All wiring was ESA certified

WATER Tankless water heater

RENOVATIONS Were done with a permit

## INCLUSIONS

- Stainless Steel Samsung ceramic stove top
- Exhaust fan
- Stainless Steel Samsung bottom mount freezer/fridge
- Sleek stainless steel dishwasher
- Wine fridge
- Whirlpool Duet Front Loader Washer & Dryer
- Gel fireplace
- Coat Rack
- All electrical light fixtures
- Lenox High Efficiency Furnace

## EXCLUSIONS

- Chandeliers in living & dining room as well as the master bedroom
- All window coverings

A Carson Dunlop/Boulevard Home Inspection Report dated February 23<sup>rd</sup>, 2010 is available for your convenience and information purposes only. Any reliance on this report and its content is at the buyers own discretion.

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