

# 172 ROXBOROUGH DRIVE

## MAIN FLOOR

### Entrance Hall | 20'6" x 8'1"

Hardwood floor, frosted glass French doors, coved ceiling, coat closet.

### Living Room | 16'6" x 12'2"

Walkout to deck, overlooks park, hardwood floor, leaded glass windows and doors.

### Family Room | 17'4" x 16'4"

Open tile fireplace, coved ceiling, hardwood floor.

### Sitting Room: 12'1" x 10'2"

Pocket doors, opens to living room, halogen lights, hardwood floor.

### Music Room | 10'3" x 7'1"

Opens to living room, open marble fireplace, beamed ceiling, built-in bookcases, hardwood floor.

### Kitchen | 15'7" x 11'4"

Walkout to deck, Corian counters, halogen lights, adjoining mud room entrance.

### Breakfast Area | 10'3" x 11'7"

Overlooks park.

### Mudroom | 10'3" x 7'1"

Bar sink, fridge, corian counters, walkout to deck.

### Powder Room

2 piece Ceramic floor.

## SECOND FLOOR

### Family Room | 20'0" x 10'2"

Open brick fireplace, built-in bookcases, beamed (on landing) ceiling, leaded glass windows, hardwood floor.

### Master Bedroom | 18'7" x 17'4"

6 piece ensuite (whirlpool bathtub), walk-in closet and single closet both with organizers, large bay overlooks park, hardwood floor, automatic blinds in ensuite.

### Second Bedroom | 18'3" x 12'0"

Double closets with organizers, hardwood floor, 4-piece ensuite (whirlpool bathtub).

### Third Bedroom | 14'8" x 12'0"

Double closet with organizers, overlooks park, hardwood floor, 4 piece ensuite (whirlpool bath tub).

## THIRD FLOOR

### Loft | 33'4" x 22'3"

Wood floor, halogen lights, double closets, south, east and west windows.

Revised June 18th 2020

# JAMES STRATHY WARREN

Sales Representative for over 30 years | Chairman's Award, 2013-2019

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

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CHRISTIE'S  
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# 172 ROXBOROUGH DRIVE

## BASEMENT

### Laundry Room

Finished, stacked washer/dryer, refrigerator, upright freezer.

### 2 piece

### Unfinished Area

Available for storage.

## ADDITIONAL INFORMATION

### Lot Size

60 feet x 95 feet

### Garage

Double attached, automatic garage door openers.

Plumbing is roughed in to third floor for easy creation of full bath.

Gas roughed in to sitting room for easy creation gas fireplace.

Cable connections in each bedroom.

## Comfort Systems

Central air conditioning, two gas hot water tanks, two built-in dehumidifiers (located in basement), security system, lawn irrigation, partial reverse osmosis water system water softener.

## Exclusions

Main floor powder room mirror and sconces  
Boiler/rental, tenant electric light fixtures and area carpets.

## Inclusions

In kitchen: KitchenAid refrigerator, Frigidaire gas stove, Panasonic microwave oven, Miele dishwasher.

In pantry: Bar type refrigerator.

In living room: Built in, oak wall and tv.

In master suite: Built in

In basement: Stacked washer/dryer, refrigerator, upright freezer.

All roller blinds and shutters.

## Taxes

\$22,000.00 - 2020 (to be verified)

## List

\$5,900,000.00 or \$14,000.00 Per Month + Utilities

## POSSESSION

October 1st 2020

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