

## 36 Shenstone Road

**Description:** One Of Bathurst Village's Largest Homes. This 5+1 Bedroom Home Is Situated On A Very Quiet Street With Sun-Filled South & West Exposures. The Main & Upper Levels Have Hardwood Floors Throughout With A Main Floor Family Room & Walkouts From Both The Kitchen & Family Room. There Have Been Many Up-Grades Over The Years Including: A "New" Roof (2015), 2 Furnaces & Central Air Conditioners, Granite Counters, Sink, Fridge, Cook-Top Stove In Kitchen & Much More!

### **MAIN FLOOR**

#### **Main Entrance/Hallway**

- Double leaded glass doors
- Pot Lights
- Double clothes closet
- Neutral coloured ceramic tiled floor
- Circular staircase to upper and lower levels

#### **Living Room – 21'6" x 13'2"**

- Combined with dining room
- Dark stained hardwood floor
- Crown mouldings
- California shutters
- Sun-filled south exposure

#### **Dining Room – 14'2" x 12'4"**

- Open concept
- Dark stained hardwood floor
- Crown mouldings
- California shutters
- Sun-filled west exposure

#### **Kitchen – 17'10" x 11'5"**

- Hollywood kitchen
- Combined with breakfast area
- Granite counters
- White ceramic tiled backsplash
- Neutral colour ceramic tiled floor
- Jennair countertop stove

- Whirlpool side-by-side freezer & fridge with water dispenser
- White Westinghouse built-in oven
- White cabinetry
- Leaded glass window
- Stainless steel sink with garburator

**Breakfast Area**

- Double French doors with walk out to deck
- Built-in desk
- White cabinetry
- Neutral colour ceramic tiled floor

**Den/Office – 15'3" x 11'6"**

- Double French doors
- Panelled
- Sun-filled south exposure
- California shutters
- Hardwood floor under broadloom

**2 Piece Powder Room**

- Neutral colour ceramic tiled floor
- Pedestal sink
- Pot lights

**Laundry/Mud Room – 8'11 x 6'10"**

- Full size Maytag washer & dryer
- Neutral colour ceramic tiled floor
- Two laundry sinks
- Built-in cabinetry
- Separate side entrance

**Family Room – 15'5" x 13'4"**

- Hardwood floor under broadloom
- Double French door with walk out to oversized deck
- North exposure

## **UPPER LEVEL**

### **Hallway**

- Smooth ceiling
- Dark stained hardwood floor
- Pot lights
- Sun-filled south exposure
- Cedar closet
- 2 clothes closets

### **Master Bedroom – 19'2" x 13'2"**

- Hardwood floor under broadloom
- Sun-filled south exposure
- California shutters
- Smooth ceiling
- Ceiling fan with light fixture
- Large walk-in clothes closet with built-ins and dressing table

### **4 Piece Master Ensuite**

- Neutral colour ceramic tiled floor
- White ceramic tiled wall
- Sun-filled west exposure
- Sliding glass shower doors

### **Second Bedroom – 15'4 x 11'6"**

- Dark stained hardwood floor
- 2 double clothes closets
- Sun-filled north exposure
- Smooth ceiling

### **5 Piece Master Bathroom**

- His & Hers sinks
- North exposure
- White ceramic tiled floor
- Sliding glass shower doors

### **Third Bedroom – 13'2" x 11'6"**

- Dark stained hardwood floor
- Double clothes closet
- Sun-filled North exposure
- Smooth ceiling

**Fourth Bedroom – 14'5" x 13'2"**

- Dark stained hardwood floor
- 2 double clothes closets
- Sun-filled south exposure
- Smooth ceiling

**Fifth Bedroom – 14'5" x 11'8"**

- Hardwood floor under broadloom
- 2 double clothes closets
- Sun-filled south exposure
- Smooth ceiling

**LOWER LEVEL – fully finished with raised floor**

**Recreation Room – 35' x 12'1'**

- Broadloom
- Above grade windows
- Cold cellar
- Wet bar
- Pot lights
- Wainscoting
- 2 piece bathroom with sauna

**Sixth Bedroom – 14'5 x 11'7"**

- Oversized walk-in clothes closet
- Pot lights
- Broadloom

**Extras Included**

- 2 forced air gas furnaces
- 2 power humidifiers
- 2 central air conditioners
- Culligan automatic water conditioner (as is)
- Circuit panel with breakers
- Security system
- Utility/work room
- Built-in double garage with interlocking brick driveway & walkway
- Gas hot water tank (rental)
- Electrical garage door open
- Central vacuum

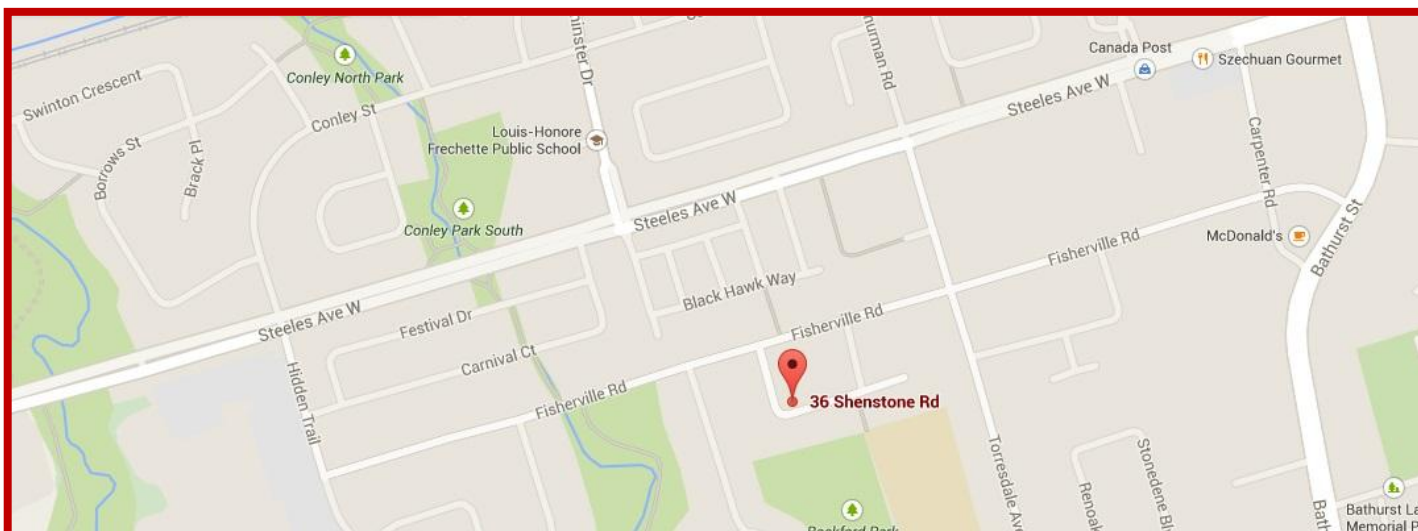
**Lot Size:** 120.99 x 56.24 Feet

**Taxes:** \$5,469.56/2014

**Parking:** Built-in double garage with private drive

**Possession:** 60/TBA

**Price:** \$899,000



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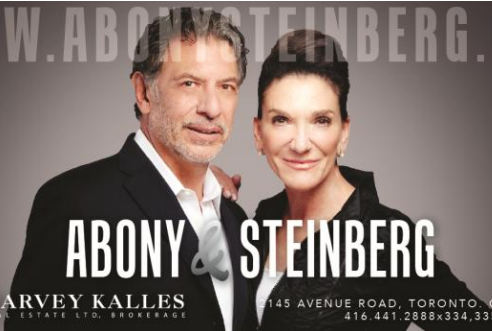
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# ABONY & STEINBERG

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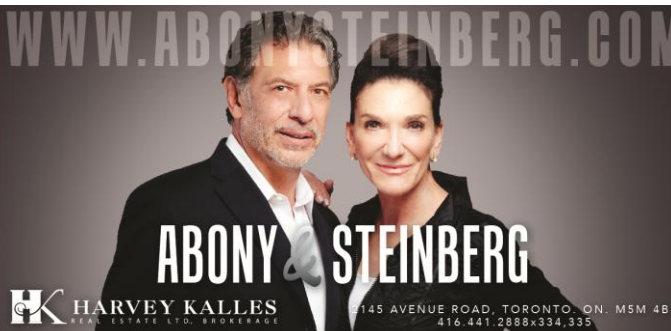
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