



364 Russell Hill Road

~ Main Level~

<u>Foyer</u>	22' x 8'9"	<ul style="list-style-type: none">• White marble entrance in vestibule• French doors opening to hardwood floors and grand oak staircase• Halogen pot lights
<u>Living Room</u>	23'9" x 14'7"	<ul style="list-style-type: none">• French doors• Hardwood floors• Detailed crown moulding• Wood burning fireplace with white marble surround and mantel with carved classical detail• Halogen pot lights• Bay window• Built-in display glass cabinetry
<u>Dining Room</u>	16' x 15'2"	<ul style="list-style-type: none">• French doors• Hardwood floors• Coffered ceiling with recessed lighting and halogen pot lights• Traditional wood burning fireplace with marble surround• 2 sets French doors• Swing door to Butler's pantry with marble countertop - upper and lower cupboards
<u>Family Room</u>	24'4" x 19'3"	<ul style="list-style-type: none">• French doors• Hardwood floors• Pot lights• Coffered ceiling with recessed halogen lighting• Built-in wood cabinetry• Wood burning fireplace with marble surround and mantel• Walk-out through French doors• New windows and doors

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Kitchen

19' x 18'3"

- Hardwood floor
- Large centre island with granite countertop
- Built-in desk and cabinetry
- Glass display cabinetry
- French doors walk-out overlooking pool
- Granite backsplash
- Halogen pot lights
- Kitchen appliances

Butlers Pantry

- Upper and lower cabinets with granite countertops
- Wine racks
- Hardwood floors

Breakfast Area

13'2" x 13'

- Open to kitchen and family room
- New windows
- Coffered ceiling with hidden lighting
- New French doors
- New windows

Powder Room

- Pedestal sink
- Faux painted
- Marble floor

~ Second Level~

Master Bedroom

18'5" x 18'5"

- Hardwood floors
- French doors - Juliet balcony
- Halogen lights
- His & Hers walk-in closets with built-in organizers / shelves & drawers

Master Ensuite

6 piece

- Heated floors
- Skylight
- Double sinks
- Bidet
- Ceiling mounted TV



<u>Office</u>	13'4" x 13'3"	<ul style="list-style-type: none">• French doors• Hardwood floors• Domed skylight• Coffered ceiling with recessed lighting• Skylight
<u>Second Bedroom</u>	16'8" x 13'	<ul style="list-style-type: none">• Hardwood floors• Cathedral ceiling• French doors• French doors to office• 4 piece ensuite• Linen closet• Closet
<u>Third Bedroom</u>	14'7" x 13'10"	<ul style="list-style-type: none">• Hardwood floors• Bay window• Built-in display and storage unit• Double closet with built-in organizers• Ensuite - 5 piece (shared) - heated floors• Halogen pot lights
<u>Fourth Bedroom</u>	15'3" x 13'6"	<ul style="list-style-type: none">• Hardwood floors• Walk-in closet - closet organizers• 5 piece ensuite (shared)• Halogen pot lights• Bay window with window seat • Skylight over 2nd floor landing• Linen closet

~ Third Level ~

<u>Family Room / Games Room</u>	25' x 18'6"	<ul style="list-style-type: none">• Hardwood floors• Wood burning fireplace• Marble surround• Cathedral ceiling with rafters• Skylight on staircase
<u>Fifth Bedroom</u>	16'8" x 12'7"	<ul style="list-style-type: none">• French doors• Hardwood floors• Peaked ceilings

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Office / Storage Room 11'7" x 10'1" • Hardwood floors

Bathroom 2 piece

~ Lower Level~

Storage Room 16'7" x 14'9" • Cedar closet
• Double clothes closet

Utility Room 15'3" x 9'0" • 2 Furnaces - Lennox Elite Series
• 2 Hot water tanks

Bedroom 16'9" x 14'1" • Slate floors
• Pot lights

Laundry Room • Laundry shoot / cat door
• Double sinks
• Upper and lower cabinets
• Folding table
• Rack for hanging clothes
• LG washer and dryer

Bedroom 18'0" x 11'0" • Double closet
• 3 piece bath

Bathroom 2 piece • Mirrored wall
• Sauna
• Pool change room area with shower stall

Gym 18'5" x 16'2" • Mirrored walls
• Rubber floors
• Halogen pot lights
• 2 closets

• Walk-out to private Muskoka like fully treed and fenced yard with in-ground pool and Jacuzzi hot tub
• Dog door
• Interior access to heated triple car garage - auto garage door openers

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~ Additional Information ~

Inclusions

- SubZero fridge
- Jennair 4 burner stove top
- Jennair barbeque grill
- Miele dishwasher
- Thermador double ovens
- Panasonic microwave
- Double stainless steel sinks
- Garburator
- KitchenAid garbage compactor
- Water filter tap
- Hot water tap
- Freezer / fridge in basement
- Washer and Dryer
- Auto garage door opener
- Crystal door handles
- In-ground sprinkler system
- Central vacuum system
- Security system
- Surround sound in main floor and master bedroom
- Laundry shoot
- Pool Heater and equipment
- Blinds and window coverings
- White shelving in second floor office
- Intercom system

Exclusions

- All Existing Electric Light Fixtures including Chandeliers and sconces

Special Mention

- New Roof with 50 year guarantee
- Jacuzzi Hot Tub
- Many new windows and French doors
- Extensive front stone landscaping

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<u>Possession</u>	60 Days or To Be Arranged
<u>Legal Description</u>	Plan 1598 Part Lot 58
<u>Lot Size</u>	60' x 195'
<u>Parking</u>	4 cars on drive
<u>Garage</u>	Three Car Garage – heated
<u>Driveway</u>	Private
<u>Heating</u>	Forced Air Gas / Central Air Conditioning
<u>Taxes</u>	\$27,261.05 (2014)
<u>Price</u>	\$4,800,000.00

Presented to you by

Michele Rosen

Sales Representative
(416) 441-2888 ext 294
michelerosen@rogers.com

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Thank you for coming to view this property today. If you have any questions regarding this property or other properties in the neighbourhood, please do not hesitate to ask.

Notes:

Would you like to know what your house is worth in today's market?

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HAVE A NICE DAY!

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