

# 36 Burrows Avenue

## Main Level

### Foyer

- Closet
- Wide Plank Hardwood Floors
- Pot Lights
- Baseboards

### Powder Room

- 2-Piece
- Window

### Living Room

17' 9" x 14' 6"  
5.41 m x 4.42m

- Gas Fireplace with Floor to Ceiling Stone Surround
- Open Concept
- Built-In Shelves and Cabinetry with Lighting
- Wide Plank Hardwood Floors
- Pot Lights
- Oversized Windows with Walk-out to Patio and Backyard

### Dining Room

19' x 17' 8"  
5.74 m x 5.38 m

- Open Concept
- Wide Plank Hardwood Floors
- Pot Lights
- Built-in Shelves and Drawers
- Large Picture Window

### Kitchen

19' x 14'  
5.74 m x 4.27 m

- Centre island
- Stone Counter-Tops
- Pendant Lights
- Under Cabinet Lighting
- Pot Lights
- Open Concept
- Integrated Appliances
- Stone Backsplash
- Custom Floor-to-Ceiling Cabinetry
- Wide Plank Hardwood Floors
- Oversized Windows with Walk-Out to Patio and Garden

Laundry Room      10' 4" x 4' 6"  
3.15 m x 1.38 m      ➤ Stacked Washer/Dryer  
➤ Storage & Laundry Sink

Den      11' 5" x 10' 12"  
3.48 m x 3.35 m      ➤ French Doors from the Foyer  
➤ Wide Plank Hardwood Floors  
➤ Picture Windows Overlooking the Front Garden

### *Second Level*

Primary Bedroom      18' 9" x 15' 6"  
5.72 m x 4.72 m      ➤ Wide Plank Hardwood Floors  
➤ Pot Lights  
➤ 2 Walk-in Closets

Primary Ensuite      ➤ 5-Piece  
➤ Pot Lights  
➤ Tub  
➤ Shower Stall  
➤ Wide Vanity with 2 Sinks and Drawers for Storage  
➤ Toilet

Second Bedroom      16' 1" x 12' 12"  
4.9 m x 3.96 m      ➤ Wide Plank Hardwood Floors  
➤ Double Closet w/ Organizer

Second Bedroom  
Ensuite      ➤ 3-Piece  
➤ Shower Stall  
➤ Sink  
➤ Toilet

Third Bedroom      13' 2" x 12' 8"  
4.01 m x 3.86 m      ➤ Wide Plank Hardwood Floors  
➤ Double Closets w/ Organizer

Fourth Bedroom      13' 3" x 13' 2"  
4.04 m x 4.01 m      ➤ Wide Plank Hardwood Floors  
➤ Walk-in Closet w/ Organizers

Main Bathroom      ➤ 5-Piece  
➤ Shower Stall  
➤ Vanity with 2 Sinks and Drawers for Storage  
➤ Toilet

Secondary Laundry  
Room      ➤ Stacked Washer/Dryer  
➤ Sink

## *Lower Level*

<p>Recreation Room / Theatre Room</p>	<p>31' 1" x 18' 4" 9.47 m x 5.59 m</p>	<ul style="list-style-type: none"> <li>➤ Electric Fireplace</li> <li>➤ Wet Bar</li> <li>➤ High Ceilings</li> <li>➤ Pot Lights</li> <li>➤ Heated Floors</li> <li>➤ Above Grade Window</li> <li>➤ Sink</li> <li>➤ Built-in Shelves and Cabinetry</li> </ul>
<p>Bedroom</p>	<p>12' 4" x 11' 6" 3.76 m x 3.50 m</p>	<ul style="list-style-type: none"> <li>➤ Wide Plank Hardwood Floors</li> <li>➤ Double Closet</li> <li>➤ Window</li> </ul>
<p>Bathroom</p>		<ul style="list-style-type: none"> <li>➤ 3-Piece</li> </ul>

## *Additional Information*

<p>Inclusions</p>		<ul style="list-style-type: none"> <li>➤ Jennair Side-by-Side Refrigerator/Freezer</li> <li>➤ Jennair 6-Burner Gas Cooktop</li> <li>➤ Cabinet-Faced Rangehood</li> <li>➤ Jennair Built-In Wall Oven</li> <li>➤ Jennair Built-In Wall Microwave/Convection Oven</li> <li>➤ Bosch Cabinet-Faced Built-In Dishwasher</li> <li>➤ 2 Sets of Samsung Stack Washer &amp; Dryer</li> <li>➤ Pymo Beverage Refrigerator in Lower Level</li> <li>➤ Wine Room "Chill" Unit</li> <li>➤ Window Coverings and Blinds</li> <li>➤ All Electrical Light Fixtures</li> <li>➤ Central Air Vacuum w/ Retractable Hole and Related Attachments</li> <li>➤ Garage Door Opener &amp; Remote – Exterior Keypad</li> <li>➤ Furnace Humidifier (Aprilaire)</li> <li>➤ Steam Humidifier</li> <li>➤ Air Exchanger (LifeBreath) Electric Air Cleaner</li> <li>➤ In-Ground Sprinklers</li> <li>➤ Gas Burner</li> </ul>
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- Hot Water Tank (In-Floor Heating/Water Combo)
  - Built-In Speakers – 4 Zone Component
  - Wi-Fi Video Doorbell & Interior Panel
  - Monitored 4 Exterior Cameras & 1 Interior Component
  - Shed in Garden
- Exclusions
- 3 T.V's on Walls
  - 2 Sound Bars
- Legal Description
- PLAN M785 LOT 19
- Lot Size
- 50 x 110.07 ft.
- Heating/Cooling
- Forced Air / Gas
  - Central Air
- Property Taxes
- \$ 11,230.04 per annum (2024)
- Parking
- Double Built-In Garage
  - Private Double Drive
- Possession
- 30 – 60 Days / To Be Determined

### *Public Schools*

- Rosethorn Junior School (GR. JK-05) ➤ 2 Remington Dr. (416) 394-6360
- John G Althouse Middle School (GR. 06-08) ➤ 130 Lloyd Manor Rd, (416) 394-7580
- Martingrove Collegiate Institute (GR. 09-12) ➤ 50 Winterton Dr (416) 394-7110