



CHRISTIE'S
INTERNATIONAL REAL ESTATE

278 DOUGLAS DRIVE

Proudly Presented By

PATRICIA EBY

Sales Representative

Chestnut Park Real Estate Limited, Brokerage





MAIN FLOOR

Living Room: 19'3" x 14'5"

Leaded windows two walkouts, hardwood floors, gas fireplace, crown mouldings, pot lights

Dining Room: 14'10" x 14'

Hardwood floors crown mouldings, pot lights

Kitchen: 17'1" x 8'11"

Eat-in renovated, soaring ceilings walkout to city garden

Powder Room: 2 piece

SECOND FLOOR

Master Bedroom: 19'6" x 14'11"

Broadloom, closets, 4 piece ensuite

Family Room: 14'x6" x 14'3"

Built-in shelving, gas fireplace

Laundry

THIRD FLOOR

2nd Bedroom: 13'6" x 13'5"

Broadloom

3rd Bedroom/Office 10'4" x 17' 10"

Broadloom

3 piece bathroom

Sitting area 9'6" x 4'8"

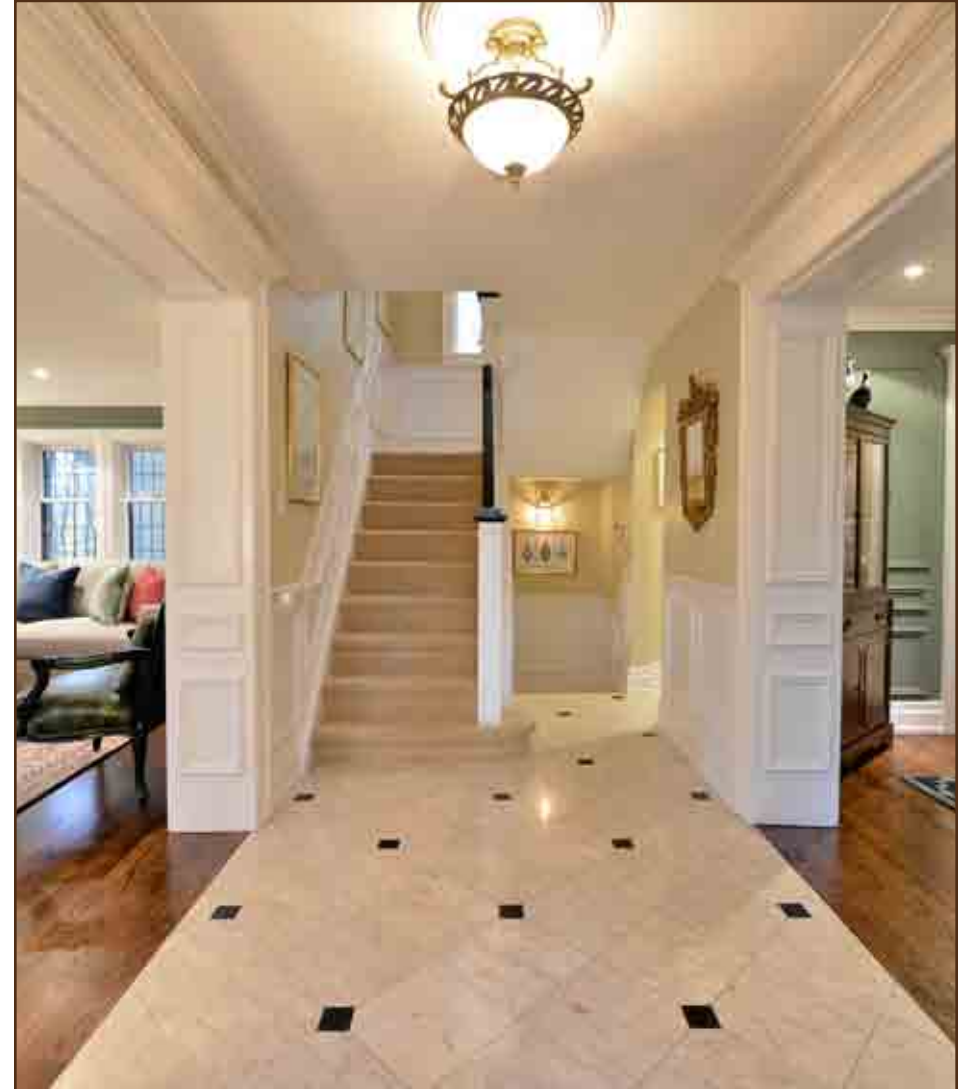
Walkout to deck

LOWER LEVEL

Wine cellar

Recreation room 19'5" x 14'3"

Broadloom, cupboard





This traditional centre hall is situated in prestigious North Rosedale overlooking Chorley Park with its miles of walking trails. This home has undergone some interesting architectural changes which blends beautifully with the classic design of this comfortable home. The formal living room has two walkouts to a landscaped side garden. The galley kitchen walkouts to a gorgeous private, city garden. The second floor consists of a large Master suite and family room. There are 2 more bedrooms and a bath on the 3rd floor, and a finished basement.











ADDITIONAL INFORMATION

Heating: Forced air gas, Central air conditioning
Lot Size: 42.1 x 105 .38 feet
Parking: Private drive, parking for two cars
Interim Taxes: 2014 \$4691.80
Inclusions: Central vacuum and related equipment, wired in sound system, Alarm system, Lawn irrigation system, broadloom where laid, stove, fridge dishwasher, washer and dryer

List of improvements

- Refinished hardwood floors May, 2014
- New Roof - November 2013
- New eaves trough - April 2014
- New Furnace - November 2013
- New hot water heater (rental) November 2013
- New Windows 3rd floor
- Landscaping improvements
- Stonework improvements
- Newly finished basement - May 2014

Offered For Sale At: \$1,995,000



Presented by:

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