



CHRISTIE'S
INTERNATIONAL REAL ESTATE

27 ESGORE DRIVE

Proudly Presented By

PATRICIA EBY

Sales Representative

Chestnut Park Real Estate Limited, Brokerage



Designed with distinction and dramatic flair, this beautiful family home is situated on a prestigious street in the Cricket Club area. The large principal rooms and generous space makes entertaining a joy. The gourmet kitchen boasts of a large centre island, granite counters, and loads of cupboards. The family room overlooks a stunning private garden. There are 3 bedrooms and an office or fourth bedroom.

The lower level is finished and includes a large recreation room kitchen and lots of cupboards. This home has been meticulously cared for and will appeal to the most discerning Buyer.



MAIN FLOOR

<i>Foyer:</i>	<i>20'4" x 5'10"</i>	<i>Granite floor, Pot lights Plaster crown mouldings</i>
<i>Powder Room:</i>		<i>Granite Floors</i>
<i>Living Room.</i>	<i>14'11 x 12'4".</i>	<i>Hardwood floor, Vaulted ceiling, Floor to ceiling windows</i>
<i>Dining Room:</i>	<i>14'11" x 12'1"</i>	<i>Combined with living room, Hardwood floors, Coffered ceiling, indirect lighting</i>
<i>Kitchen:</i>	<i>14'4" x 12'7"</i>	<i>By Cameo kitchen, Granite counters, Large centre island, Built-in desk, Pot lights, Overlooks family room Appliances included: Sub Zero fridge, Bosch built-in dishwasher, Gas Jenair stove, built-in GE microwave, Built-in Kitchen-Aid oven</i>
<i>Breakfast Area:</i>	<i>10'11" x 8'</i>	<i>Walkout to covered deck</i>
<i>Family Room:</i>	<i>21'3" x 13'6"</i>	<i>Gas fireplace, Sliding glass doors to formal private garden, Hardwood floors, Pot lights, Built-in bookcase by Cameo Kitchens, China cabinet by Cameo Kitchens, Plaster crown mouldings</i>

SECOND FLOOR

<i>Master Bedroom:</i>	<i>19'6 x 13'1"</i>	<i>Walk-in closet with closet organizers, Pot lights, Hardwood floors, Plaster Crown mouldings</i>
<i>Ensuite:</i>	<i>5 piece</i>	<i>Marble ensuite, Jacuzzi tub, Shower with several jets, Pot lights</i>
<i>Second Bedroom:</i>	<i>13'2" x 9'6"</i>	<i>Hardwood floors, Double closet, Plaster crown mouldings</i>
<i>Third Bedroom:</i>	<i>11'4" x 10'4"</i>	<i>Hardwood floors, double closet, Plaster crown</i>
<i>Office/Den:</i>	<i>12'2" x 10'5"</i>	<i>Overlooks living room, Hardwood floors, Pot lights</i>
<i>Wrought iron railings (detailing is coordinates with rest of the house)</i>		
<i>Main Bathroom:</i>	<i>4 pice</i>	<i>Marble</i>









LOWER LEVEL

Pot lights

Self contained apartment with separate entrance

Recreation room: 20'6" x 13'0" Tile floor, pot lights

Utility: 9'6" x 6'4"

Storage: 8'3" x 5'10"

Kitchen: 21'1" x 5'9" Ingles stove and refrigerator

Laundry: 6'6" x 5'9"

3 piece washroom

Walkout to built-in garage







ADDITIONAL INFORMATION

Private Drive: Parking for 5 cars

Built-in garage. 21'1" x 14'11"

Lot size 35 ft. X 125 ft

Heat: New gas furnace

A/C.: New

Taxes: \$11,065.65

Possession : 60/90 days

Carson and Dunlop Building Inspection Report available

Offered For Sale At: \$1,795,000



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INCLUSIONS :

Sub Zero Fridge, B/I Bosch dishwasher, Jenair gas stove top, B/I GE Microwave, B/I kitchen aide oven, Stove and fridge in basement, All window coverings, rods and tracks, all existing light fixtures, Central Vac and related equipment, Security System, Gas Burner and related equipment, washer and dryer, (Buyer acknowledges that washer does not power off at the end of cycle)

EXCLUSIONS:

Dining Room chandelier, Shoe cabinet in basement

RECENT IMPROVEMENTS

2014

- New furnace and air conditioner*
- New instant hot water in kitchen*
- New front window*

2013

- New Roof*

2012

- Exterior painted*
- New front door*

2011

- New bathroom windows and 1 front window*