

412 Fairlawn Avenue

~ Main Level ~

Foyer/Cloak Room

- ∞ Single solid wood door
- ∞ Stainless steel door hardware
- ∞ Motion detector with front door camera
- ∞ Digital Alarm Keypad
- ∞ Flagstone floors in the entrance area
- ∞ Brazilian Cherry wood floors in the main foyer
- ∞ 23' Ceilings with oversized skylight
- ∞ Custom German designed closet with glass sliding doors
- ∞ 3 Halogen-lit wall niches for displaying artwork
- ∞ Programmable thermostat

Staircase

- ∞ Magnificent three-storey spiral staircase
- ∞ Curved glass railing overlooking lower level from main floor landing
- ∞ 3 storey window with automatic blinds

Study/Library 12' x 13'5" (3.66m x 4.09m)

- ∞ Brazilian Cherry wood floors
- ∞ Solid wood German-designed door
- ∞ Custom German built in furniture including natural wood desk with glass finishing and floor to ceiling shelves
- ∞ Double door locked wall unit with one of a kind artwork
- ∞ Floor to ceiling glass block wall
- ∞ Built-in speakers

Powder Room 7'11" x 3'11"
(2.41m x 1.19m)

- ✧ 2 piece
- ✧ Custom designed vanity with granite finish and 2.5" glass countertop
- ✧ Stainless steel sink
- ✧ Glass mirror
- ✧ Marble tiled floors
- ✧ Large window with lots of natural light

Kitchen 18' x 15'
(5.49m x 4.57m)

- ✧ Granite tile floors
- ✧ German designed custom built-ins by Wagner Exclusive
- ✧ Illuminated granite top island
- ✧ Illuminated backsplash
- ✧ Solid glass bar hanging off island
- ✧ Skylight in side entranceway
- ✧ Windows With Automatic Shades
- ✧ Built in Miele food steamer on island
- ✧ Double stainless steel sink with vegetable sprayer
- ✧ Single bar-sink on island
- ✧ Oversized integrated Sub-Zero fridge/freezer
- ✧ Built in water line for ice maker in fridge
- ✧ Integrated Miele dishwasher
- ✧ Built-in Stainless steel Miele wall oven
- ✧ Six-range Gaggenau gas cook top with grill in center
- ✧ Built-in Miele exhaust hanging overhead fans
- ✧ Built-in Miele microwave
- ✧ Combined with family room and breakfast area

**Breakfast
Area**

13' x 7'6"
(3.96m x 2.29m)

- ✧ Brazilian Cherry wood floors
- ✧ Illuminated built-in glass table
- ✧ Large bay window facing backyard and ravine
- ✧ Digitally controlled automatic shade coverings
- ✧ Walk-out to oversized patio
- ✧ 30 bottle wine rack
- ✧ Desk with granite countertop with built in organizers and telephone/internet connectivity
- ✧ Open to kitchen and family room

Family Room

22' x 18'
(6.71m x 5.49m)

- ✧ Brazilian Cherry wood floors
- ✧ Granite mantle gas fireplace
- ✧ Custom Wagner designed entertainment unit
- ✧ Digitally controlled automatic shade coverings
- ✧ Floor to ceiling ravine facing windows
- ✧ Combined with kitchen and breakfast area
- ✧ Built-in speakers

Dining Room

22' x 14'6"
(6.71m x 4.42m)

- ✧ Brazilian Cherry wood floors
- ✧ Digitally controlled automatic shade coverings
- ✧ Built in furniture by German manufacturer Wagner Exclusive including custom table, and custom cabinetry
- ✧ Custom ceiling-mounted cherry wood partition
- ✧ Italian designed hanging light fixture
- ✧ Built-in speakers

Living Room

22' x 14'8"
(6.71m x 4.47m)

- ✧ Brazilian Cherry wood floors
- ✧ Granite mantle gas fireplace
- ✧ Custom Wagner designed shelves
- ✧ Digitally controlled automatic shade coverings
- ✧ Floor to ceiling, corner to corner, windows that cover two full walls
- ✧ Built-in speakers

Mud Room

7'1" x 7'1"
(2.18m x 2.18m)

- ∞ Granite flooring
- ∞ Digital Alarm Keypad
- ∞ Custom German designed closet with built in organizers
- ∞ Walk-out to oversized patio
- ∞ Garage entrance
- ∞ Custom Wagner designed key table

Garage

18'2" x 21'
(5.54m x 6.40m)

- ∞ Oversized double garage
- ∞ Automatic garage door opener and digital entrance pad
- ∞ Floor to ceiling sandblasted windows
- ∞ Custom designed garage door
- ∞ Gated driveway with remote entrance
- ∞ Interlocking stone driveway
- ∞ Driveway with space for parking for 6 cars
- ∞ Entrance to house through mud room

~ *Second Level* ~

Hallway

- ∞ *Two Linen closets for plenty of storage*
- ∞ *Large oversized skylight for lots of natural light*
- ∞ *Balcony overlooking front entrance*
- ∞ *Alarm keypad*
- ∞ *Video phone for front door*

Master Bedroom

*17'9" x 17'
(5.41m x 5.18m)*

- ∞ *Double solid wood door entry*
- ∞ *Built-in speakers*
- ∞ *Floor to ceiling ravine facing windows*
- ∞ *His and her walk-in closets with built-in organizers*
- ∞ *Entrance to dressing room/ oversized walk-in closet*

Master Ensuite

*18'7" x 9'8"
(5.66m x 2.95m)*

- ∞ *Six piece ensuite*
- ∞ *Bidet*
- ∞ *Modern shower with tempered glass walls and doors*
- ∞ *Stainless steel adjustable showerhead*
- ∞ *Secondary hanging rainforest shower head*
- ∞ *Whirlpool*
- ∞ *Double custom vanity*
- ∞ *Marble countertop*
- ∞ *Stainless steel modern faucets*
- ∞ *Marble heated floors*
- ∞ *Mirrored wall*
- ∞ *Waterproof shower pot light*
- ∞ *Ravine facing windows*

**Dressing
Room**

19'4" x 12'
(5.89m x 3.66m)

- ✧ Entrance to oversized terrace overlooking backyard
- ✧ Full wall closets with Wagner designed built-in organizers
- ✧ Custom makeup table with organizers and vanity
- ✧ Built-in island with bench and additional storage and organizers
- ✧ Floor to ceiling windows

**Second
Bedroom**

14'3" x 11'10"
(4.34m x 3.38m)

- ✧ Floor to ceiling glass block wall
- ✧ Large closet with custom organizers
- ✧ Closet rod and shelves

**Second
Bedroom
Ensuite**

9'1" x 6'7"
(2.77m x 2.01m)

- ✧ 4 piece ensuite
- ✧ Custom designed vanity
- ✧ Under mount basin
- ✧ Glass mirror
- ✧ Custom built shelving
- ✧ Full-sized bathtub with shower head
- ✧ Marble tiled floors
- ✧ Custom built in closet with mirror door

**Third
Bedroom**

17'1" x 16'1"
(5.21m x 4.90m)

- ✧ Floor to ceiling windows facing backyard
- ✧ Built in Wagner designed desk
- ✧ Built in Wagner designed shelves
- ✧ Corner unit fire place with marble finish
- ✧ Large closet with custom organizers and mirrored sliding doors
- ✧ Closet rod and shelves
- ✧ Custom designed built in bed

Second Floor
Bathroom

9'1" x 6'7"
(2.77m x 2.01m)

- ∞ 4 piece ensuite
- ∞ Custom designed vanity
- ∞ Under mount basin
- ∞ Glass mirror
- ∞ Full-sized bathtub
- ∞ Separate shower stall with glass door
- ∞ Marble tiled floors
- ∞ Custom Closet

Laundry Room

6' x 4'
(1.83m x 1.22m)

- ∞ Tile floors
- ∞ Windows With Covers
- ∞ Washer & Dryer
- ∞ Built In Sink and Cabinetry
- ∞ Laundry Sink

~Lower Level~

Juice/Wet Bar

- ☞ Custom Wagner designed unit*
- ☞ Mini fridge*
- ☞ Stainless steel bar sink*
- ☞ Back walled glass mirror*
- ☞ Chiseled glass bar*
- ☞ Two hidden spinning bottle displays*
- ☞ Additional bar seating with chiseled glass counter*
- ☞ Built in cabinetry*
- ☞ Wine glass rack*

Squash Court *19'2" x 30'7"*
(Second Lower level) *(5.84m x 9.32m)*

- ☞ Regulation sized squash court*
- ☞ Regulation finishing of hardwood floor and wall surface*
- ☞ Retractable basketball net*

Exercise Room *19'2" x 14'*
 (5.84m x 4.27m)

- ☞ Two oversized corner to corner, windows facing ravine and front yard garden*
- ☞ Automatic windows coverings*
- ☞ Glass block wall*
- ☞ Integrated speaker system*
- ☞ Custom Wagner designed sliding doors with sandblasted glass*

Recreation Area *22'8" x 33'4"*
 (6.91m x 4.27m)

- ☞ Built-in Wagner designed entertainment unit with sandblasted glass cabinetry doors*
- ☞ Walk-out basement entry facing ravine exposure*
- ☞ Floor-to-ceiling windows across entire east facing ravine exposure*
- ☞ Automatic window coverings*
- ☞ Wood finish fire place*
- ☞ Glass-view overlooking squash court*
- ☞ Integrated speaker system*

Sauna Area

- ∞ Change room with bench
- ∞ 3 piece bathroom
- ∞ Shower stall with tempered glass door
- ∞ Marble finishing throughout
- ∞ Cedar finished sauna with open rocks

Maid's Room 12'1" x 14'8"
(3.68m x 4.47m)

- ∞ Window facing front yard
- ∞ Large closet with custom organizers
- ∞ Closet rod and shelves

**Maid's
Ensuite** 6'6" x 8'5"
(1.98m x 2.57m)

- ∞ 4 piece ensuite
- ∞ Custom designed vanity
- ∞ Under mount basin
- ∞ Glass mirror
- ∞ Full-sized bathtub with shower head
- ∞ Marble tiled floors

Storage Area 7'4" x 7'4"
(2.18m x 2.18m)

- ∞ Ceramic tiled floor
- ∞ Built-in shelves
- ∞ Electrical panel covered by cabinet doors

Furnace Room 9'3" x 6'2"
(2.82m x 2.06m)

Inclusions

- ☞ Fridge
- ☞ Stove
- ☞ Cook top
- ☞ Dishwasher
- ☞ Wall Oven
- ☞ Vegetable Steamer
- ☞ Humidifier
- ☞ Security System
- ☞ Intercom System
- ☞ Hood fan
- ☞ Microwave
- ☞ Freezer
- ☞ Electric Air Cleaner
- ☞ Underground Sprinklers

Additional Features:

- ☞ Entrance From Driveway
- ☞ Interlocking (Driveway/ Walkway)
- ☞ Gas Line For BBQ
- ☞ Fully Fenced Yard (with large trees for privacy)
- ☞ Deck
- ☞ Wired For Surround Sound
- ☞ Digitally controlled lighting and window shades

Exclusions

- ☞ Backyard Statue

Legal

Description

*Pt. Lot 105A PL. 2247 TWP of York As in TR 45256; Toronto.
412 Fairlawn Avenue Toronto M5M 1T8*

Lot Size

65'x 130'

Garage

2 car

Driveway

6 car

Taxes

2014 -- \$18,921.23