



165 LISGAR STREET

**BEACONSFIELD VILLAGE
TORONTO**

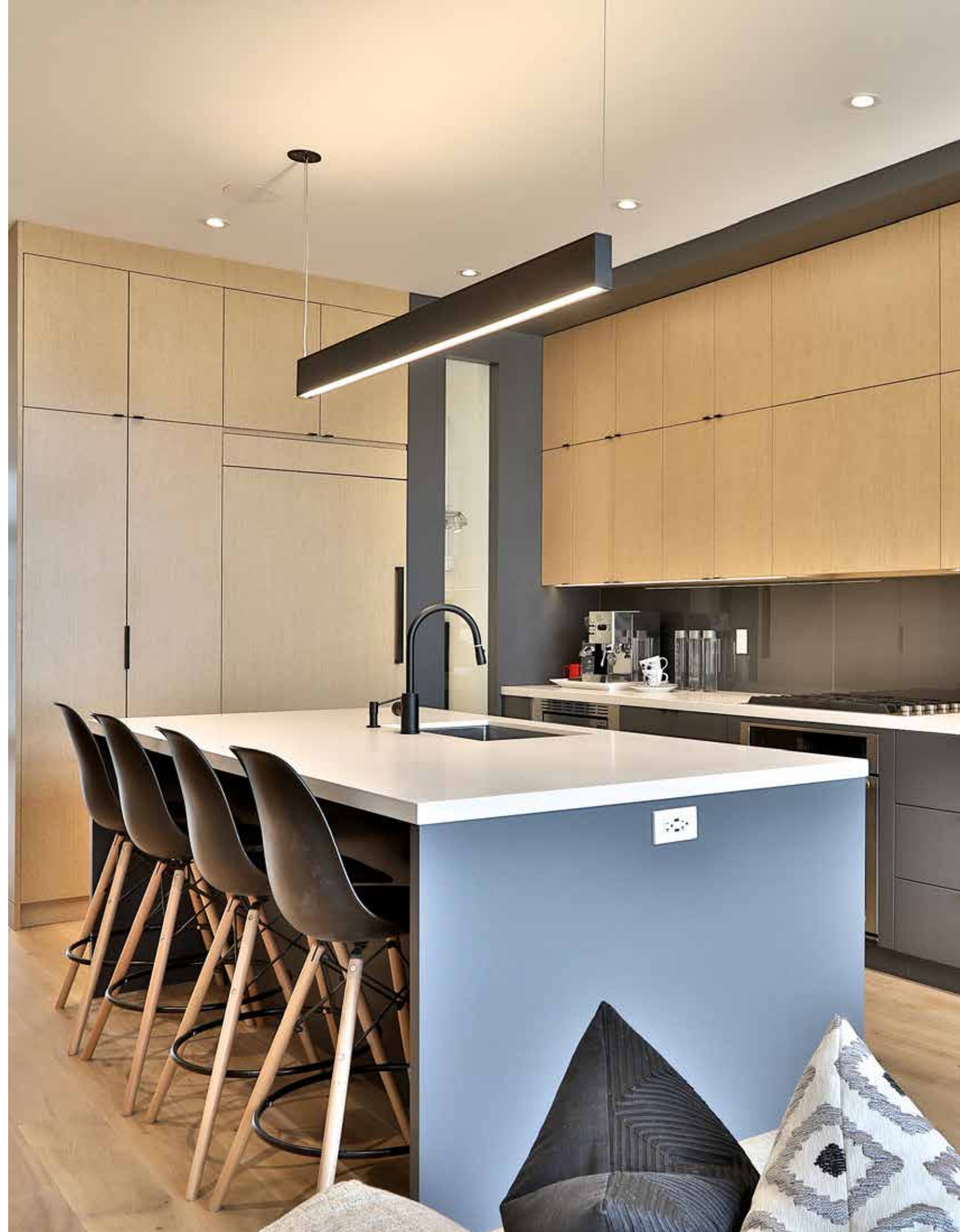
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MODERN
FAMILY HOME

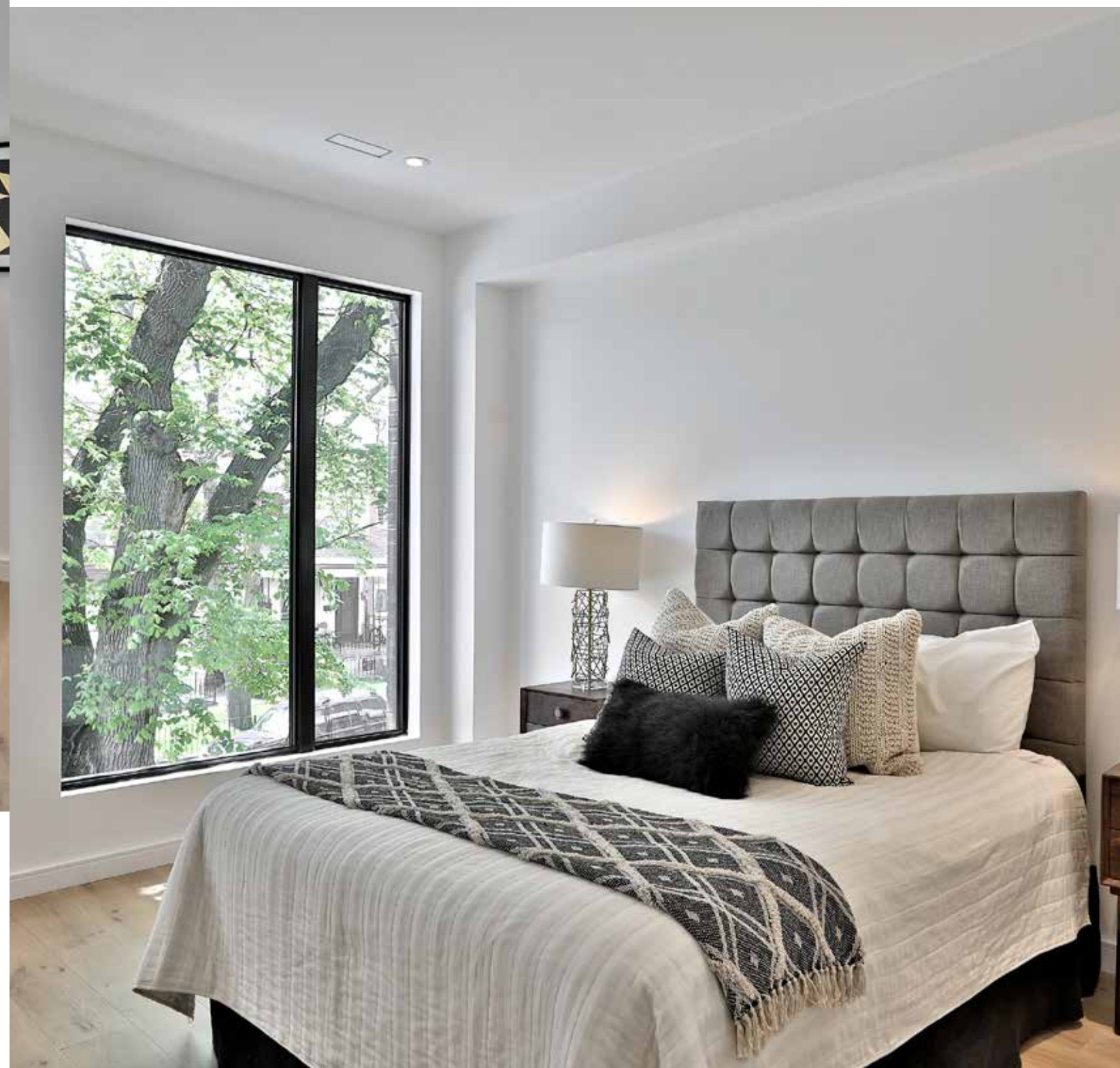


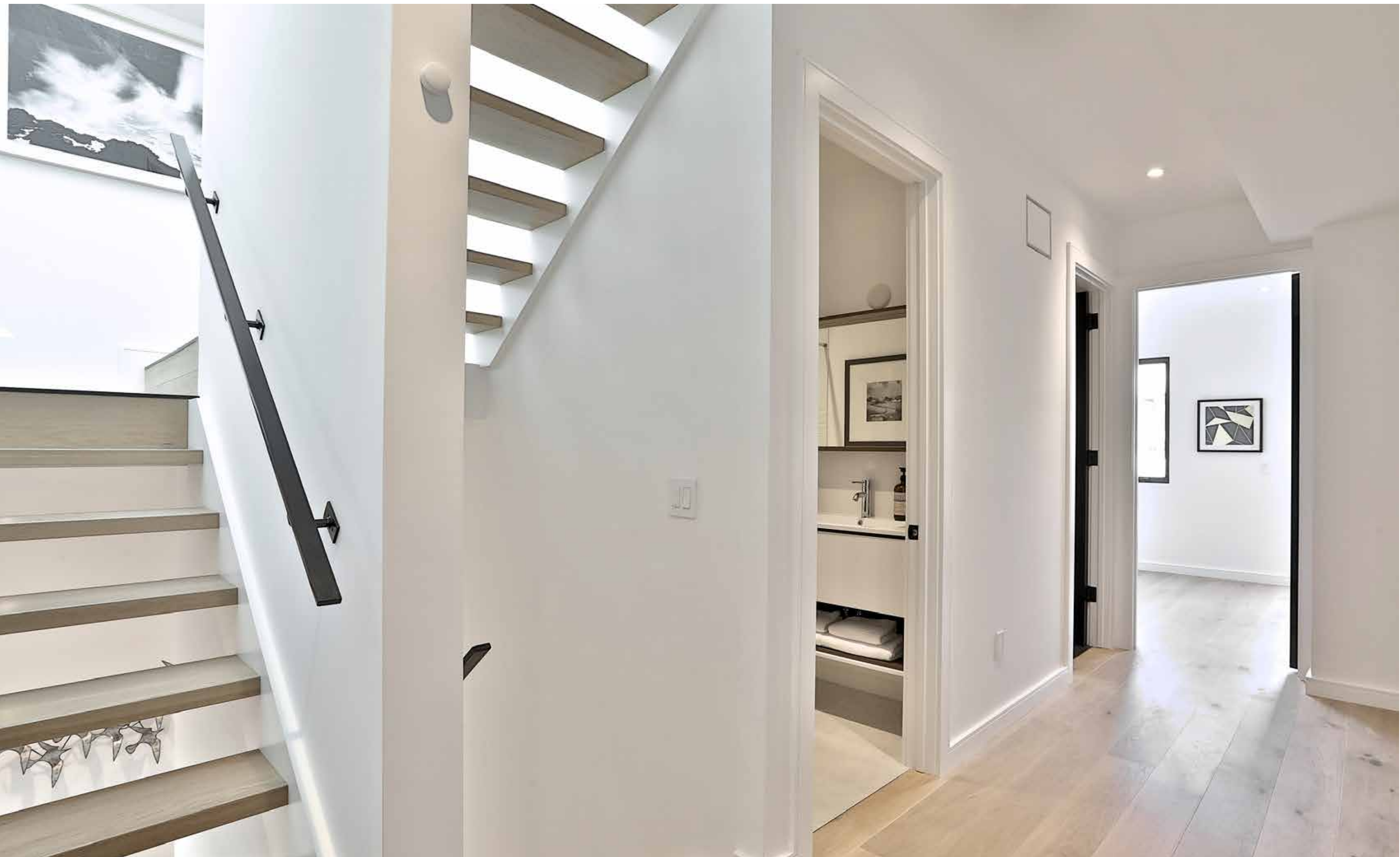






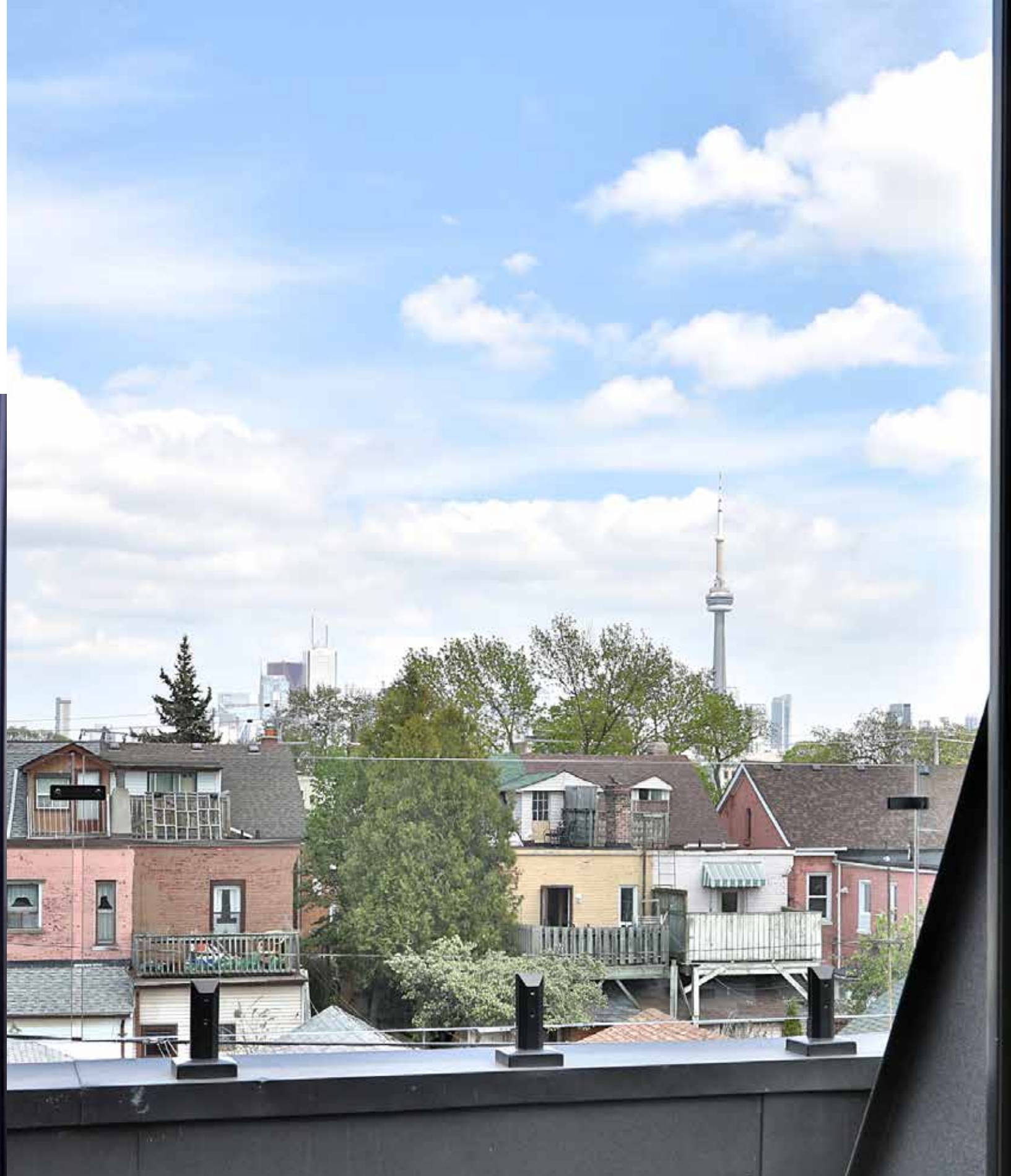




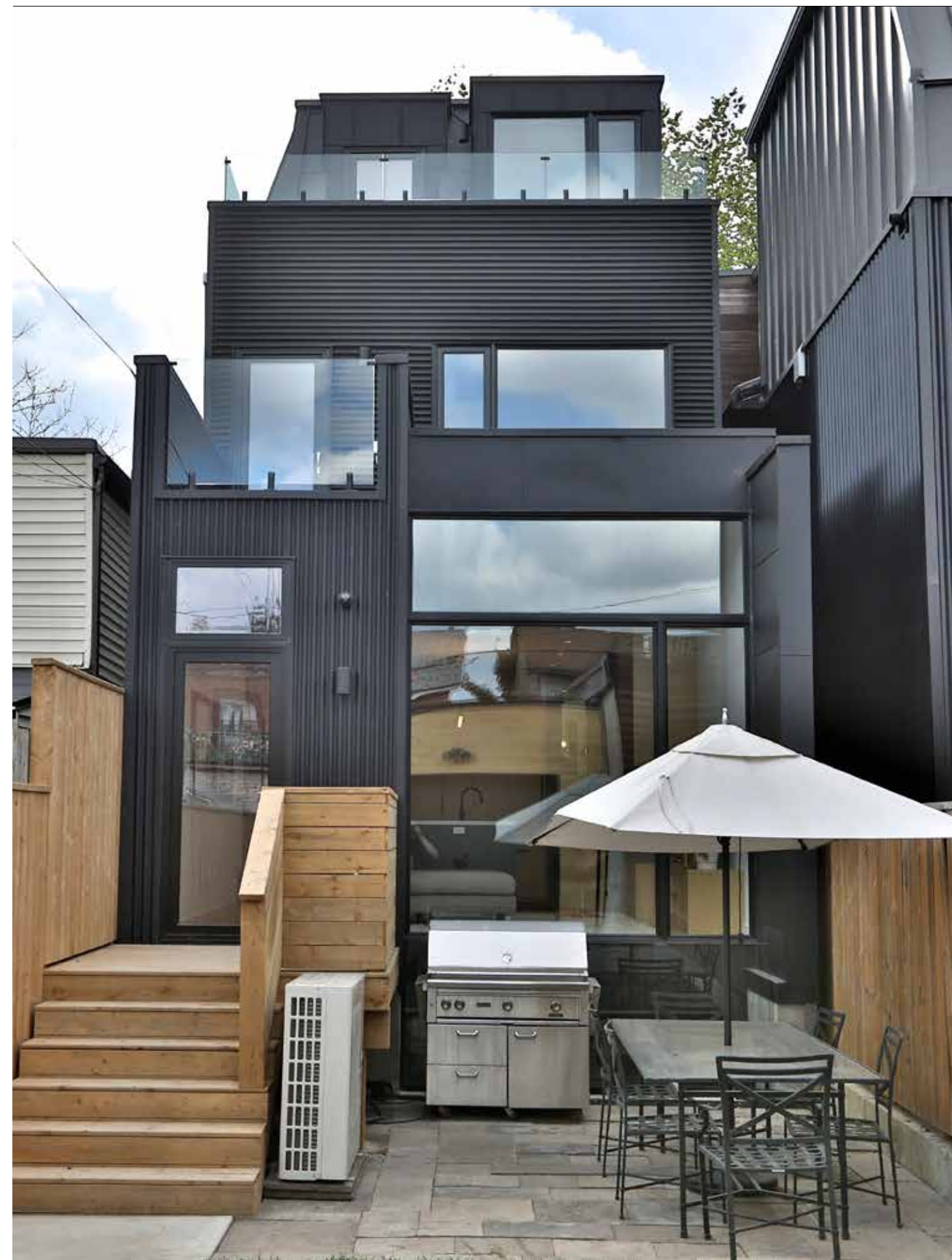
















W E L C O M E

Some notable features and finishes

General

Builder's own 3-storey home on a 16.67' x 137' lot
3+1 bedrooms / 3 full bathrooms plus main-floor powder room
Lower Level In-law / Nanny Suite with separate entrance
Two car detached garage with two-way rear lane access / automatic overhead front doors / man-door
Brick and standing metal seam exterior
Landscaped front and rear yards / fenced rear yard
Rear patio (15' x 12') with gas connection and water bib
Balconies with skyline views on the second and third floors
9' 6" ceiling height on main, 9' on second, 8'10" on third level, 8' on lower level
Wide-plank select / clear white oak hardwood flooring on main, second and third floors
Solid core interior doors
Architectural hardware and fixtures throughout
Integrated floor vents and air-return vents
Skylight
LED pot lights in all rooms and hallways + Stairwell Night-Lights
Central Vacuum
High-efficiency forced-air gas Furnace
Central Air Conditioning
200 AMP service
exterior cameras system
Fully-wired for home automation, audio/video distribution.

Dining Room (17' x 15')

Over-sized window with automated blind
West exposure with views over the front garden
In-ceiling speakers

Family Room (13' x 15')

Full width / Full height oversized window with automated blind
East exposure with views over the patio & fenced rear yard
Walk-out to deck/ patio (15'x 12') / fenced rear yard
44" linear gas fireplace with back-painted glass surround + custom millwork cabinetry
In-ceiling speakers

Kitchen (14'6" x 15')

Views to the fenced rear yard
Custom millwork with full height wall-pantries
Jenn-Air 36" integrated/paneled refrigerator/freezer with ice-maker
Jenn-Air 36" stainless steel 6-burner gas cooktop/oven + Integrated Panasonic microwave
Jenn-Air dishwasher

Caesarstone work-counter with under cabinet valance lighting and back-painted glass backsplash
8'x4' Island with Caesarstone top / integrated seating
In-ceiling speakers
2-pc powder room (off hallway)

Bedroom 2 (13' x 14'8")

Oversized window with views over the front garden
Wall to wall Built-in Closet with dresser drawers and television nook

Bedroom 3 (11'4' x 14'8")

Oversized window with views over the rear yard
Walk-out to deck with views over the skyline

Open Plan Study (17'4" x 2")

Custom wall mural
Depth to accommodate built-in desk

Main Bathroom

4-pc bath with over-sized vanity
In-floor heating

Laundry Room

Full-size Whirlpool Front-loading washer & dryer
Sink / Caesarstone countertop
Storage

Master Bedroom (18'x 13'6")

Over-sized window with automated blind / views over the downtown skyline
Walk-out to deck
In-ceiling speakers

Walk-In Closet

Fully fitted including full wardrobes
Skylight over stairwell/landing operable

Ensuite Bath

Soaker tub + walk-in shower
Double vanity
In-floor heating
Glazing for natural light

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