

# *Home Features & Upgrades*

7 Ambleside Ave., Etobicoke

## Main Features

- Modern, Open Concept home on Quiet Cul-De -Sac with Gorgeous 51 Ft Lot framed by Mature, Majestic Trees with Plenty of Privacy
- New Hand Scraped Oak Floors (2020)
- Updated Bathrooms (2020)
- Custom silhouette & roller shade window coverings throughout the home
- Freshly Painted (2022)
- Backyard BBQ gas line hook up
- Air ducts cleaned (2020)
- Furnace (2012)
- Exceptional Location in the heart of Etobicoke - Steps to TTC/Subway, Parks, Shops & Trendy Restaurants on Bloor & Queensway! The Perfect Place to Call Home

## Main Floor

- New Custom White, Shaker Style Kitchen with a Large Island, Quartz Counters and High End Stainless Steel Appliances (2020)
- New Hand Scraped Oak Floors (2020)
- New pot lights throughout (2020)
- Dining room nook with wainscoting, designer light fixture and window overlooking the backyard
- Deep Front Hall closet

## Second Floor

- New Hand Scraped Oak Floors (2020)
- New bedroom doors (2020)
- New Light Fixture in the Main Bedroom
- Niche shelves, New Kohler toilet and Vanity in Main Bedroom en-suite (2020)
- Second bedroom wardrobe closet, organizers and black-out blind.

## Basement

- Finished Basement with Wet Bar, Office & potential to add a 3rd Bedroom & 3rd Bathroom.
- Plenty of storage space with built-in shelving in Laundry and Utility room

 Jeff Johnston

Sales Representative, RE/MAX Condos Plus

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(Phone) 416-203-6636 (Email) [jeff@jeffjohnston.net](mailto:jeff@jeffjohnston.net)