



welcome to
395 ROSSLYN DRIVE



Love Where You Live

FREE HOME STAGING

TOP 3% IN CANADA 2015
FOR ROYAL LEPAGE 2015

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TOP 10 OUT OF OVER 10,000 REALTORS IN ONTARIO



Love Where You Live on this quiet family friendly street in Roseland Community. Walk to Tuck School, park, tennis, lake, shops & downtown. This home is lovingly maintained and all additions were professionally completed by Luxury Hallmark Homes with permits. Just move in & enjoy!

Foyer

- Wide solid oak door with glass insert and sidelights
- Mini halogen pot lights
- Marble tile flooring
- Deep baseboards
- Opens onto Kitchen and Dining Room
- Open to Living Room

Dining Room

- Access from Foyer and main hall
- Crown molding
- Ceiling speakers
- Large window overlooking front yard & covered porch
- Oak wide plank hardwood flooring
- Deep baseboards

Kitchen

- Custom kitchen by Hallmark Homes
- Abundance of cabinetry with elegant millwork
- Under cabinet lighting
- Ceiling speakers
- Granite countertops
- Granite subway tile backsplash
- Mini halogen pot lights
- Stainless steel farmer-style sink with polished nickel gooseneck faucet
- Window overlooking rear yard
- Centre island with granite top
- Pendant lighting
- Dacor stainless steel 6-burner gas range
- Venthood with matching panel

Master Ensuite

- 5 piece
- Double door entry from Master Suite
- Vaulted ceiling
- Large arched window overlooking rear yard
- Soaker tub with honed Limestone surround\
- His & Her American Standard undermount sinks
- Vanity with honed Limestone countertop, abundance of cabinets
- Polished nickel faucets
- Separate shower with glass door, ceramic tile surround
- Separate water closet with toilet
- Lattice style tile flooring
- Deep baseboards
- Heater floors 3 upper bathrooms

Upper Level Dressing Room

- Central light fixture
- Crown molding
- Large window overlooking rear yard
- Double closet and built in closets
- Oak wide plank hardwood flooring

Guest Bedroom

- Crown molding
- Central light fixture
- Large window overlooking front yard
- Double closet
- Deep baseboards
- Oak wide plank hardwood flooring

Guest Bedroom Ensuite

- 3 piece
- Vanity with American Standard undermount sink
- Vanity lighting
- Shower with seamless glass door, ceramic surround with mosaic inlay
- One piece toilet
- Oval window with decorative leaded glass
- Ceramic tile flooring with mosaic inlay
- Deep baseboards

Bedroom

- Crown molding

- KitchenAid stainless steel bottom mount refrigerator
- Dacor stainless steel wall oven
- Built-in stainless steel microwave
- Built-in Miele dishwasher with matching panel
- Oak wide plank hardwood flooring
- Deep baseboards

Family Room

- Open to Kitchen
- Mini halogen pot lights
- Ceiling speakers
- Crown molding
- Central chandelier
- French door access to rear patio
- 2 sided gas fireplace with stone surround
- Sunroom breakfast area with three walls of windows and skylight
- Oak wide plank hardwood flooring
- Deep baseboards

Great Room

- Crown molding
- Ceiling speakers
- Oversized window overlooking front yard
- Built-in bookshelves
- Gas fireplace with custom plaster mantel
- Oak wide plank hardwood flooring
- Deep baseboards

Mudroom

- Mini halogen pot lights
- French door access to rear covered patio
- Double coat closet

- Central light fixture
- Double clothes closet
- Two large windows
- Oak wide plank hardwood flooring
- Deep baseboards

Bedroom

- Crown molding
- Central light fixture
- Double clothes closet
- Two large windows
- Oak wide plank hardwood flooring
- Deep baseboards

Main Bath

- 5 piece
- Crown molding
- His & Her American Standard undermount sinks
- Vanity lighting
- Window overlooking rear yard
- Tub/shower combo with ceramic tile surround
- Two piece toilet
- Ceramic tile flooring
- Deep baseboards

Lower Level Landing

- Access from Main Foyer and Mudroom
- High quality Berber carpeting
- Cold Storage room
- Under stair storage
- Large furnace room / storage
- Mini halogen pot lighting

Recreation Room

- Two above grade windows
- Wood burning fireplace with stone surround and hearth
- Ceiling speakers
- Built-ins for sound equipment
- Ceiling-mounted projector
- Retractable projection screen
- Wall sconces
- Deep baseboards
- High quality Berber carpeting

- Built-in benches with coat hooks
- Large window overlooking side yard
- Stairs to Lower Level
- Ceramic tile flooring

Powder Room

- 2 piece
- Ornate crown molding
- Marble vanity with stainless steel vessel sink
- Wall mounted American Standard faucet
- One piece toilet
- Vanity lighting
- Ceramic tile flooring

Upper Level Hallway

- Solid Hickory staircase & rail with Berber runner, white spindles
- Double linen closet
- Single linen closet
- Oak wide plank hardwood flooring

Master Bedroom

- Box tray ceiling
- Crown molding
- Ceiling speakers
- Mini halogen pot lights
- Built in bar with sink beverage fridge
- Separate sitting area with large window, chandelier, wet bar with bar fridge
- Oversized walk-in closet
- Alarm control panel
- Deep baseboards
- High quality broadloom
- Built in desk and bookshelves

Laundry Room

- Halogen lighting fixture
- Abundance of cabinetry and drawers
- Whirlpool Duet front loading washer & dryer
- Laundry sink
- Deep baseboards

Lower Level Bath

- 3 piece
- Vanity with undermount sink
- Vanity lighting
- Separate shower
- Bench seating
- Ceramic tile flooring
- Deep baseboards

Interior Features

- Multi-room sound system throughout home including exterior speakers
- Alarm system
- Oak hardwood throughout main and upper levels
- Kolbe & Kolbe windows
- 4 Zone Carrier HVAC system (2008) with steam humidifier
- All new trim and door hardware

Exterior Features

- Brick and wood siding veneer with copper accents
- Heated double car garage
- Interlock front walk
- Covered flagstone front porch
- Professional landscaping front and rear
- Mature trees
- Quiet tree-lined street
- 138' deep lot
- Rear interlock patio
- Garden shed
- 700 sq ft rear flagstone covered pavilion overlooking pool
- In-ground salt water pool
- Exterior speakers
- Fully fenced rear yard
- Front and back landscape lighting
- Programmable sprinkler system 50 heads

ROOM SIZES

MAIN LEVEL

- Foyer 14.42 x 8.9
- Kitchen 16.11 x 13.5
- Eat In Kitchen 11.3 x 5.6
- Family Room w/Frpl 18.6 x 11.7
- Great Room 19.9 x 14.4
- Dining Room 14.4 x 11.5
- Mud Room 9.11 x 9.5
- Bath 2 Piece

UPPER LEVEL

- Master Bedroom 16 x 14.2
- Ensuite 5 Piece
- Bedroom 16.7 x 14.3
- Ensuite 3 Piece
- Bedroom 14.10 x 14.9
- Bedroom 12.1 x 11.6
- Bath 5 Piece
- Other 12.2 x 10.6
- Laundry 16.3 x 5.8
- Den 12.9 x 5.10

LOWER LEVEL

- Laundry 13 x 9.8
- Home Theatre/Media 19.1 x 13.3



INCLUSIONS

Fridge, Stove, Dishwasher, Microwave, Center Island, Media Room TV & Projector, Sound System, Washer/Dryer Upper Level, Garage Door Opener & 2 Remotes, Window Coverings, Central Vac & Attachments, Pool Equipment & Cover, Bath Mirrors, Alarm, Sprinkler System

EXCLUSIONS

TV in Family Room, 2 Sconces in Family Room, Dining Room Chandelier, 2 Dining Room Matching Sconces, Washer/Dryer in Basement

LEGAL INFORMATION

Legal Description: LOT 5, PLAN 1242
 Lot Size: 75 X 138
 Taxes: \$ 7,235 / 2015
 Heating: Forced Air, Natural Gas
 Possession: 120/TBA

The information contained herein was obtained from the Seller. Although deemed reliable, the information is not guaranteed by Royal LePage Burloak Real Estate Services, Brokerage. All room measurements provided are approximate.