



**CHRISTENSEN**  
REAL ESTATE GROUP



\$2,999,999 | TORONTO

88 Burrows Avenue



# Welcome Home

One of a kind custom-built masterpiece by Westrose Construction on a mature lot in a sought-after west-end neighborhood. Be the first to live in this four-plus-one bedroom natural stone-faced home with soaring ceilings on all levels, stunning black matte painted window frames, and premium fixtures and finishes throughout. Upon entry, you're welcomed by a beautiful herringbone tile, ample coat closet storage, and convenient automatic light fixtures. White oak flooring guides you through the thoughtfully designed main floor layout consisting of an open concept kitchen and living room with a walkout, a formal dining room, and a stunning two-piece powder room. The chef's kitchen is equipped with significant cabinet and counter space, Thermador appliances, a marble waterfall

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island with breakfast bar seating, and an adjacent eat-in area. There's no shortage of storage thanks to the large walk-in chef's pantry, a butler's pantry with a built-in wine fridge, and an abundance of built-in organizers. The living room is characterized by the grand entertainment wall with a gas fireplace with floor-to-ceiling shelving and cabinetry. From there, you'll walk out to an expansive raised wooden deck with gas hookup, ideal for entertaining, surrounded by a

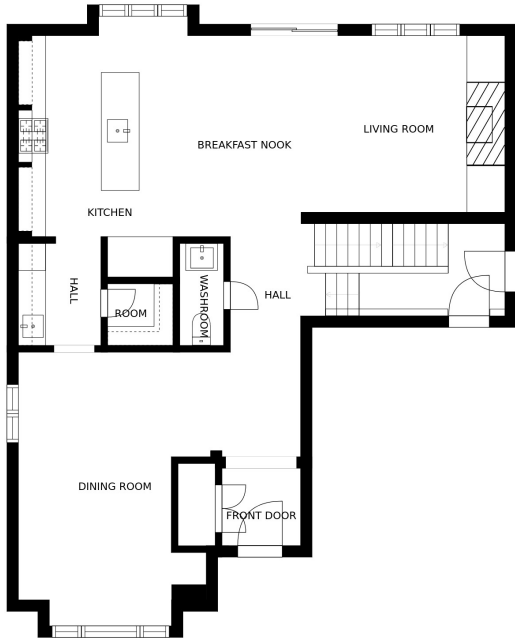
professionally landscaped, tiered yard with perennial gardens, and a mix of mature and newly planted trees. On the upper level, you will find four bedrooms, two en-suites, and a Jack and Jill bathroom as well as a second laundry room. The upper-level primary bedroom includes built-in speakers, a walk-in closet with organizers, and a stunning 5-piece ensuite featuring a spa-inspired frameless glass shower, soaker tub, and his and her vanities. On the lower level, you'll

find a sprawling recreation room with polished radiant heated concrete floors, a custom kitchen with a large island as well as a walkout, a fifth bedroom with a separate four-piece bathroom as well as a laundry room. Park up to four cars on the private driveway with additional space in the attached 1.5 car garage. You're conveniently located within walking distance to top local schools, TTC, and nearby highways and making it easy to commute in and around the city.





# Ground Floor



## EXTERIOR ENTRYWAY

Cedar gable entry, Stone pedestal, Surveillance doorbell, Custom Caiman two panel arch top style front door with multi point lock, Contemporary light fixture.

## INTERIOR ENTRYWAY

Designer matte black light fixture, Plaster crown moulding, Automatically illuminating coat closet with Shaker style French doors and brushed chrome hardware, Lutron switches, Alarm system control panel, Designer architectural moulding & substantial baseboard, Herringbone tile framed with contrasting dark marble tile.

## MAIN FLOOR HALLWAY

LED Pot lights, Plaster crown moulding, Lutron switches, Designer architectural moulding & substantial baseboard, White Oak Engineered hardwood floor.





### LIVING ROOM

LED Pot Lights, Plaster crown moulding, Speakers for in-home Russound entertainment system, Lutron switches, Russound entertainment system control pad, Large vinyl clad thermal casement windows, Sliding door walk out to expansive raised wood deck, Gas fireplace with floor to ceiling marble surround tile, Floor to ceiling shelving and cabinetry, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### CHEFS KITCHEN

LED pot lights, Plaster crown moulding, Large vinyl clad thermal casement windows, Lutron switches, Abundance of custom soft close cabinetry with brushed gold finished hardware, post drawer, spice drawer, organizers, refuse and recycling drawer, Undermount cabinet lighting, Marble countertop and backsplash, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor, Thermador cabinetry faced french door refrigerator and freezer,

Thermador cabinetry faced built-in dishwasher, Thermador Professional stainless steel six burner stove, Thermador range hood encased in dedicated matching cabinetry, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### BREAKFAST BAR

Brushed gold finished pendant lights, Quartz waterfall countertop, Brushed gold pull down fossil, Franke single bowl undercount stainless steel sink, Soft close cabinetry and drawers, Wine fridge, Stainless steel microwave.

### WALK-THROUGH PANTRY

Abundance of custom soft close cabinetry with brushed gold finished hardware, pot drawer, spice drawer, organizers, refuse and recycling drawer, Undermount cabinet lighting, Countertop and backsplash, Faucet with pulldown vegetable sprayer, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### FORMAL DINING ROOM

Custom designer chrome finished chandelier, Plaster crown moulding, Lutron switches, Speakers for in-home Russound entertainment system, Large vinyl clad thermal casement windows, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### TWO-PIECE POWDER ROOM

LED pot lights, Plaster crown moulding, Lutron switches, Vanity mirror with brushed gold finished frame, Wall mounted designer brushed gold finished faucet, Marble countertop with undermount ceramic sink and brushed gold finished sink legs, Geberit wall hung toilet, Designer architectural moulding & substantial baseboard, Hydronic radiant heated geometric mosaic porcelain tile floor.



# Second Floor

White oak hardwood staircase, banister and spindles, Designer chrome finished and glass chandelier, Mid level window.

## PRIMARY BEDROOM

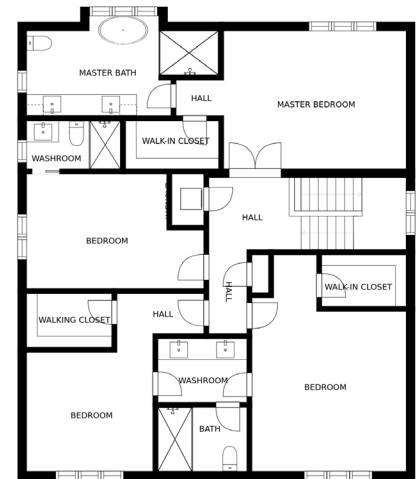
LED pot lights, Plaster crown moulding, Lutron switches, Speakers for in-home Russound entertainment system, Large vinyl clad thermal casement windows, Dressing room with organizers shelving and drawers, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

## FIVE-PIECE ENSUITE BATHROOM

LED pot lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, His and hers bevelled glass vanity mirror, Floating shaker style dark cabinetry with Caesar Stone countertop, his and hers under-count ceramic sinks and designer brushed gold finished cross handle faucet, One piece toilet, Frameless tempered glass shower with brushed gold finished rain and handheld on slide bar shower system, polished subway style tile surround and mosaic tile floor, Oval soaker tub with brushed gold finished faucet, Designer architectural moulding & substantial baseboard, Hydronic radiant heated with porcelain tile floor.

## SECOND BEDROOM

LED Pot Lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Dressing room with organizers shelving and drawers, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.







### **FIVE-PIECE ENSUITE BATHROOM**

LED pot lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Vanity to ceiling mirror, Floating shaker style dark cabinetry with Caesar Stone countertop, undercount ceramic sinks and designer brushed fold finished cross handle faucet, One piece toilet, Frameless tempered glass shower with brushed chrome finished rain and handheld on slide bar shower system, polished subway style tile surround and herringbone marble tile floor, Designer architectural moulding & substantial baseboard, Hydronic radiant heated herringbone porcelain tile floor.

### **THIRD BEDROOM**

LED Pot Lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Dressing room with organizers shelving and drawers, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### **THREE-PIECE SEMI-ENSUITE**

LED pot lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Vanity to ceiling, wall to wall mirror with sconce lights, Floating shaker style cabinetry with Caesar Stone countertop, undercount ceramic sinks and designer brushed chrome finished faucets, One piece toilet, Wall to wall frameless tempered glass shower with brushed chrome finished rain and handheld on slide bar shower system, polished geometric subway style tile surround and geometric marble tile floor, Designer architectural moulding & substantial baseboard, Hydronic radiant heated geometric porcelain tile floor.

### **FOURTH BEDROOM**

LED Pot Lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Designer architectural moulding & substantial baseboard, White oak engineered hardwood floor.

### **FOUR-PIECE SEMI-ENSUITE**

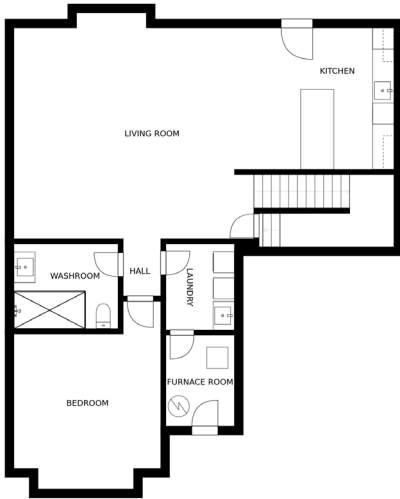
LED pot lights, Plaster crown moulding, Lutron switches, Large vinyl clad thermal casement windows, Vanity to ceiling, wall to wall mirror with sconce lights, Floating shaker style cabinetry with Caesar Stone countertop, his and hers undercount ceramic sinks and designer brushed chrome finished faucets, One piece toilet, Wall to wall frameless tempered glass shower with brushed chrome finished rain and handheld on slide bar shower system, polished geometric subway style tile surround and geometric marble tile floor, Designer architectural moulding & substantial baseboard, Hydronic radiant heated geometric porcelain tile floor.

### **LAUNDRY ROOM**

LED pot lights, Plaster crown moulding, Lutron switches, LG Washer & Dryer, Cabinetry, Designer architectural moulding & substantial baseboard, Polished concrete floor.



# Basement + Exterior



White oak hardwood staircase, banister and spindles, Side door access to side gardens, Garage access door.



## RECREATION ROOM

Pot lights, Window, Custom mini blinds, Custom built-in wood entertainment centre with abundance of shelving and cabinets, built-in gas fireplace with wood mantle and stone hearth, Baseboards, Laminate floor.

## OPEN CONCEPT KITCHEN

LED Pot lights, Speakers for in-home Russound entertainment system, Large vinyl clad side hung thermal windows, Built-in shelving, Quartz countertop and island with dark custom soft close cabinetry, undercount stainless steel sink and designer matte black finished hardware designed by Westrose Construction Design Team, Thermador Refrigerator, Thermador Stove, Thermador Dishwasher, Thermador Microwave, Thermador Beverage refrigerator, Marvel Wine cooler, Designer architectural moulding & substantial baseboard, Hydronic radiant heated polished concrete tile floor.

## FIFTH BEDROOM

LED Pot Lights, Lutron switches, Large vinyl clad thermal side hung window, Designer architectural moulding & substantial baseboard, Hydronic radiant heated polished concrete tile floor.

## THREE-PIECE BATHROOM

LED pot lights, Lutron switches, Vanity to ceiling, wall to wall mirror with sconce lights, Floating shaker style cabinetry with Caesar Stone countertop, undercount ceramic sinks and designer matte black finished faucets, One piece toilet, Frameless tempered glass shower with matte black finished rain and handheld on slide bar shower system, polished cement tile surround and geometric porcelain tile floor, Designer architectural moulding & substantial baseboard, Hydronic radiant heated polished cement floor.

## LAUNDRY ROOM

LED pot lights, Lutron switches, LG Washer & Dryer, Cabinetry, Designer architectural moulding & substantial baseboard, Hydronic radiant heated polished cement floor.

## MECHANICAL ROOM

LED pot lights, Lutron switches, NTI Hydronic radiant heat boiler, Enersource Hot Water Tank (rental), Sump pump, Goodman HVAC unit, Hydronic radiant heated polished cement floor.

## SERVER ROOM

LED pot lights, Lutron switches, Russound Entertainment System server & receiver, Designer architectural moulding & substantial baseboard, Hydronic radiant heated polished cement floor.

## GARAGE

One and a half car garage with automatic garage door opener and remotes, Beam Central Vacuum unit with attachments.

## EXTERIOR

Double wide driveway with stone edging, Stone walkway and stairs, Expansive raised, wood deck with gas barbeque hookup, Professionally landscaped, tiered yard with perennial gardens, mature and newly planted evergreens, birch, oak and maple trees.





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# Ready to Reach Out?

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