

61 Abilene Drive • Property Features

GENERAL & AREA FEATURES

- Distinguished 4-bedroom, 4-bath, 4-level backsplitted in prime Princess Anne Manor
- ~3,500 sq. ft. of total living space
- Beautifully landscaped 69' x 122' lot
- Extensively renovated with exceptional millwork and quality finishes throughout
- Multiple walkouts to backyard and gardens
- Professionally landscaped front and rear gardens
- Steps to Princess Anne Park and Princess Margaret Park
- Near renown St. George's Golf Club and Islington Golf Club
- Close to shopping at Thorncrest Plaza, Humbertown Shopping Centre and Richview Plaza
- Easy access to TTC, Highways 401/427 and Pearson International Airport

MAIN LEVEL FEATURES

- **Welcoming foyer** with custom wood entry door and frosted sidelights with Baldwin hardware, double-door coat closet, crown moulding, raised-panel wainscoting, tumbled limestone flooring and oak staircase with iron railings
- **Grand living room** with oak hardwood flooring, crown moulding, LED pot lights, large picture window with California shutters, handsome wood-burning fireplace with wood mantel, stone surround and hearth, plus French-door entry from mudroom
- **Versatile dining room** with oak hardwood flooring, crown moulding, designer chandelier and large picture window with California shutters; flexible space suited to formal dining, casual dining or family room use
- **Custom Rosedale chef's kitchen** with extensive classic-style cabinetry, soft-close drawers and doors, brushed-bronze hardware, pot and spice drawers, pull-out pantry, corner slide-and-pivot organizer, illuminated glass display cabinet, quartz counters, subway tile backsplash, LED pot and under-cabinet lighting, Venmar stainless steel exhaust fan, premium GE Monogram stainless steel appliances including six-burner gas range/oven, built-in dishwasher and side-by-side refrigerator with bottom-mount double-drawer freezer, centre island with quartz counter and Hudson Valley brushed-bronze pendants, bay window with

Hunter Douglas Roman shades, tumbled limestone flooring and glass-door walkout to side gardens and patio

- **Sun-filled California room** with 10.5' ceiling, oversized skylights, large screened windows and doors, panelled walls and natural stone flooring; recently upgraded with new windows, doors and ceiling fan, with direct access to backyard
- **Spacious mudroom** with track lighting, wall-to-wall closet/storage area and natural stone flooring, providing direct access to the double garage, California room and main living area

SECOND LEVEL FEATURES

- Oak hardwood flooring throughout bedrooms
- **Primary suite** overlooking backyard with designer glass chandelier, large picture window with custom Hunter Douglas Roman shades, his-and-hers closets and linen closet
- **5-piece primary ensuite** with windows and custom Hunter Douglas Roman blinds, marble-topped double vanity with undermount sinks and extensive storage, glass-enclosed shower with built-in corner shelving and rainwater shower head, extra-deep soaker tub and stone tile flooring
- **Second bedroom** overlooking backyard with Hunter Douglas window coverings and his-and-hers closet
- **Private 3-piece ensuite** with marble-topped vanity, bevelled vanity mirror, built-in medicine cabinet, glass-enclosed shower with built-in corner shelf and rainwater shower head, and stone tile flooring

GROUND LEVEL FEATURES

- **Third bedroom** with large above-grade window with custom Hunter Douglas Roman shades, double-door closet and oak hardwood flooring
- **Private 3-piece ensuite** with frosted above-grade privacy window, oversized marble-topped vanity with undermount storage, glass-enclosed shower with built-in corner shelf and rainwater shower head, and stone tile flooring
- **Family room/fourth bedroom** with designer chandelier, oak hardwood flooring and wood-burning fireplace with wood mantel, surround and stone hearth. This room is currently set up as a family room but can easily be converted back into a fourth bedroom.
- French-door walk-up from family room/fourth bedroom to expansive stone patio, cedar pergola and professionally landscaped backyard

- **2-piece powder room** with above-grade privacy window and Hunter Douglas Roman shade, granite-topped vanity with undermount storage, floor-to-ceiling storage cabinetry and tumbled limestone flooring

LOWER LEVEL FEATURES

- **Massive recreation room** with large above-grade window, custom Hunter Douglas blinds, LED pot lights, new wide-plank flooring and wood-burning fireplace with wood and stone mantel, surround and stone hearth
- **Large laundry room** with Samsung front-loading washer and dryer, LED lighting, built-in cabinetry, quartz counter, stainless steel sink and ceramic flooring
- Separate utility/storage room and under stairs storage area providing substantial additional household storage

BACKYARD & EXTERIOR FEATURES

- Oversized, fully fenced backyard with mature, professionally designed landscaping
- Redbud, Poplar, ornamental Cherry and Crab Apple trees, evergreens, boxwood hedges, shrubs, annuals and perennial gardens
- Wiarton stone walkways winding throughout the landscaping
- Expansive Wiarton stone patio for outdoor dining and entertaining
- Second patio with large cedar pergola
- Multiple connections between home and backyard
- **Fully equipped outdoor kitchen** with built-in DCS by Fisher & Paykel barbecue, mini refrigerator, hot-and-cold-water sink, electrical and natural gas connections
- In-ground sprinkler system
- Exterior security camera system
- Anti-shatter film on windows

GARAGE & PARKING FEATURES

- Double attached garage with direct access to mudroom
- Double private driveway with Wiarton stone edging and borders
- Parking for up to 6 cars

UPDATES & ADDITIONAL FEATURES

- Roof (2019)
- California room upgraded with new windows and doors
- New California room ceiling fan
- New lighting throughout home, including bathrooms
- New wide-plank flooring in lower-level recreation room
- New shower fixtures
- Custom front entry door refinished
- Entire interior repainted
- Exterior elements repainted/refreshed
- 200 AMP electrical service
- Luxaire Acclimate heating and air-conditioning system
- Space-Gard high-efficiency air cleaner
- Frigidaire HEPA central air filtration system
- Beam central vacuum with attachments
- Backflow preventer
- Rogers Smart Home alarm system
- Exterior camera system
- Anti-shatter window film
- In-ground sprinkler system

EXCELLENT LOCAL SCHOOLS

- St. George's Junior School
- John G. Althouse Middle School
- Richview Collegiate Institute
- St. Gregory Catholic School
- Michael Power—St. Joseph Catholic High School