

## 265 Evelyn Ave - Features

Rare 2 ½ Storey Detached Home  
Renovation Completed in 2018  
4,200+sq.ft of Total Living Space  
(3,200+ Sq.ft + 1,000 Sq.ft In Basement)  
Potential Lower Level Income/Nanny/In-Law Suite  
Legal Front Pad Parking With New Interlocking Brick  
New Slate Stone Shingled Roof

### Main Floor

- 10' Ceiling Height
- Open Concept Living
- Bespoke Kitchen with Custom Cabinets
- Quartz Countertops and Island With Breakfast Bar Seating
- Stunning Quartz Sheet Backsplash
- Undermounted Double Sink
- Pendulum Accent Lighting
- High End Imported 'Bertazzoni'
- Stainless Steel French Door Fridge
- High End Imported 'Bertazzoni' Stainless Steel Gas Range
- High End Imported 'Bertazzoni' Stainless Steel Hood Range
- 'Bosch' Stainless Steel Dishwasher
- 6" Engineered Hardwood Flooring Throughout
- Custom Baseboard Moulding Throughout
- Gas Fireplace With Upgraded Crystal Rocks
- Recessed (LED) Pot Lights Throughout
- Large Main Floor Closet
- Main Floor Powder Room

### Second Floor

- 9' Ceiling Height
  - 4 Spacious Bedrooms
  - 3 Full Washrooms
  - Spacious Master Bedroom with Juliet Balcony Overlooking Rear Yard
  - Bespoke Walk-Through Closet in Master Bedroom
  - Incredible Master Ensuite with Custom Frameless Glass Shower, Free Standing Tub, Custom Double Vanity and Heated Flooring Overlooking Yard
  - Second Bedroom with Double Doored Closet
  - Third Bedroom with Walk-in Closet
  - 2x 4 Piece Washrooms with Deep Soaker Bathtub and Quartz Countertops
  - Fourth Bedroom with Ornate
  - Preserved Stain Glass Window, Walk-in Closet and Ensuite 4 Piece Bathroom Complete with Quartz Countertops. Overlooking Front Yard
  - Recessed (LED) pot lights Throughout
- 2nd Floor
- Custom Baseboard Moulding Throughout

### Third Floor

- Vaulted 7' Ceilings
- Open Concept Third Floor Loft/Playroom/Den
- (LED) Pot Lights Throughout
- Exposure/Views of All Directions
- Engineered Hardwood Throughout
- Custom Baseboard Moulding Throughout

### Basement

- Finished Basement With 7' Ceiling Height
- 1 Bedroom with Double Door Closet
- 1x 3 Piece Washroom With Standup Shower and Quartz Countertops
- Potential Income Property/Nanny Suite/In-Law Suite
- Recessed (LED) Pot Lights Throughout
- Premium Laminate Flooring Throughout
- Custom Baseboard Moulding Throughout
- Gas Fireplace With Upgraded Crystal Rocks
- Separate Entrance Walk-Up

### Exterior

- Legal Front Pad Parking With New Interlocking Brick
- Beautiful Oversized Covered Front Porch
- Landscaped Exterior in Front and Rear Yards
- Bespoke Front Door
- Walk-Out To Pressure Treated Wood Decking From Main Floor
- Fully Fenced-in Yard on Incredible 170' Deep Lot
- Slate Stone Shingled Roof
- Custom Brand New Pergola in Rear Yard
- Brand New Soffits and Gutters
- Brand New Double Pane Windows Throughout

### Mechanical

- 200 Amp Service
- Brand New Water Tank
- Brand New Furnace
- Brand New Air Conditioning
- Brand New Sump Pump
- (CAT) Wiring Throughout