



# 28 Queen Anne Road

## Interior / Exterior / Overview

### MAIN LEVEL

#### Entrance Vestibule, Hallway, Staircase

- Solid oak front door
- Slate tile floor in vestibule, wide plank Nordic hardwood in hallway
- Plaster ceiling
- Potlights
- Centre hall plan
- Hardwood stairs to upper, with glass rail (kitchen side)

#### Living Room

- Separate, formal room
- Wide plank Nordic hardwood floor
- Picture windows (2) overlook front and back yards
- Gumwood crown moulding
- Plaster ceiling
- High baseboards
- Woodburning fireplace, flanked by gumwood mantle with built-ins and stained glass accent windows

#### Dining Room

- Separate, formal room
- Wide plank Nordic hardwood floor
- Picture window overlooks front porch
- Gumwood crown moulding
- Plaster ceiling
- High baseboards
- French doors into kitchen area

#### Mudroom

- Porcelain tile floor (newly laid)
- Built-in shelves and cubbies
- Pocket French door
- Potlights
- Side door exit to side deck/driveway

#### Powder Room

- Porcelain tile floor (newly laid)
- Granite counter with bowl sink
- Glass block window
- Potlights

#### Kitchen / Breakfast / Coffee Bar

- Open space at rear, combines with family room
- Wide plank Nordic hardwood floor
- Custom cherrywood kitchen cabinetry, with three hammered glass front uppers
- 17ft centre island with oversized double sink and 3 hammered glass front lower storage cabinets with interior display lights
- "Lady Bug Green" granite counter
- Herringbone tile backsplash
- Under cabinet lighting
- Pot lights
- High baseboards
- Vaulted ceiling with 3 skylights over kitchen cabinets
- CVAC kick plate in centre island
- Coffee bar/prep area with granite counter, glass display shelves, appliance cubby, window overlooking side
- Breakfast area with window overlooking deck and back yard
- Appliances (Amana cabinet-front refrigerator/freezer; Thermador 36" 6-burner gas cooktop; GE wall oven; Bosch stainless steel dishwasher (2021); Panasonic built-in microwave; custom cabinet-front venthood; Marvel beverage fridge; garburator; instant hot water)

#### Family Room

- Open space at rear, combines with kitchen
- Wide plank Nordic hardwood floor
- Gas fireplace with custom cherrywood mantle
- Vaulted ceiling with skylight
- Windows overlooking back yard
- High baseboards
- Walk-out to rear cedar deck and private yard



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### UPPER LEVEL

#### Upper Hallway

- Wide plank Nordic hardwood floor
- Plaster ceiling
- Linen closet

#### Primary Bedroom

- Wide plank Nordic hardwood floor
- Vaulted ceiling with LED strip lighting (remote controlled)
- Walk-out to private balcony, overlooks back yard
- Walk-in closet with hardwood floor, custom-built in cupboards, access to attic

#### 3 Piece Primary Ensuite Bathroom

- Renovated in 2020
- Non-slip porcelain tile floor
- Vanity with quartz countertop
- Pot lights
- Large walk-in shower glass enclosure, fully tiled (porcelain), with both rainfall showerhead and handheld showerhead
- Storage cupboards

#### Second Bedroom

- Wide plank Nordic hardwood floor
- Dormer window overlooks front yard
- Small side accent window
- Plaster ceiling
- Knee-wall closet
- Double closet

#### Third Bedroom

- Wide plank Nordic hardwood floor
- Dormer window overlooks front yard
- Side window
- Plaster ceiling
- Knee-wall closet
- Closet, with a secondary inner storage closet which runs the full length of the front of the home

#### Fourth Bedroom

- Wide plank Nordic hardwood floor
- Side window
- Plaster ceiling
- Walk-in closet

#### 4 Piece Family Bathroom

- Renovated in 2021
- Non-slip porcelain tile floor
- Floating vanity (36")
- Pot lights
- Tub with tile surround
- Full feature tile wall
- Window overlooks back yard



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### LOWER LEVEL

#### Lower Hallway

- Pocket French door
- Wool berber carpet on stairs (2021)

#### Rec Room

- Approximately 7' ceiling height on lower
- Vinyl plank flooring
- Wood burning fireplace with natural stone surround and barnwood beam
- Two at-grade windows
- Under stairs storage
- Pot lights
- Sliding "barn door" with knocker and mail slot, separating 5<sup>th</sup> bedroom/bathroom

#### 5<sup>th</sup> Bedroom / Office

- Separate room
- Vinyl plank flooring
- Double mirrored closet
- Pot lights
- At grade window
- Perfect for in-law, guests, teen, caregiver, office

#### 4 Piece Bathroom

- Ceramic tile floor
- Pot lights
- Large mirror
- Shower light, fan on timer

#### Laundry Room

- Ceramic tile floor
- Folding counter
- Pot lights
- Double laundry basin
- Access to large crawl space
- Appliances (LG Washer (2020); Samsung Steam Dryer 2021)

#### Utility Room

- Concrete floor

### EXTERIOR / OVERVIEW

- Classic 1.5 storey centre hall plan in coveted "The Kingsway"
- Rare private back gated entrance to Lambton-Kingsway Park
- 3,125sqft over all levels (1,275sqft main; 1,050sqft upper; 800sqft lower)
- 4+1 bedroom; 4 baths (main: 1x2 piece; upper: 1x3 piece; 1x4 piece; lower: 1x4 piece)
- Picture perfect exterior, professionally landscaped with the highest quality of detail and care (eg: 1000 spring bulbs)
- Beautiful stone and brick exterior
- Interlock walkway, large stone front porch with lantern lights
- Detached double garage at rear, with loft
- Convenient side door entrance
- Private driveway (can accommodate 4-5 vehicles), double metal gate
- Sizable rear wood deck with built-in bench, private fully fenced back yard
- Fully fenced yard (2019 and 2021)
- Inground sprinkler system (front and back)
- 50-year fibreglass roof (20 years remain)
- Fireplaces - Two woodburning (living and rec room); and one gas (family room)

- New – wide plank Nordic hardwood floors (engineered, main and upper), LED lights in pot lights; light fixtures in primary rooms; upper floor bathrooms (family bath 2021; primary ensuite bath 2020)
- Steam dryer (new); washer (1 year)
- Interior completely painted throughout – June 2021
- Electronic garage door opener
- Central vacuum and equipment
- Keypad entrance, side door
- Primary suite with rear balcony
- Natural gas BBQ hookup (Weber gas BBQ included)
- Hot water tank is owned
- Coveted Lambton-Kingsway Junior Middle School and Our Lady of Sorrows catchment
- Near Kingsway College School
- Close to Bloor Street West / The Kingsway, subway, cafes, restaurants, amenities, conveniences, parks, rec centre
- Quick access to transit, highways, Lake Shore, airport, downtown, bike trails, major shopping centres, hospital, golf