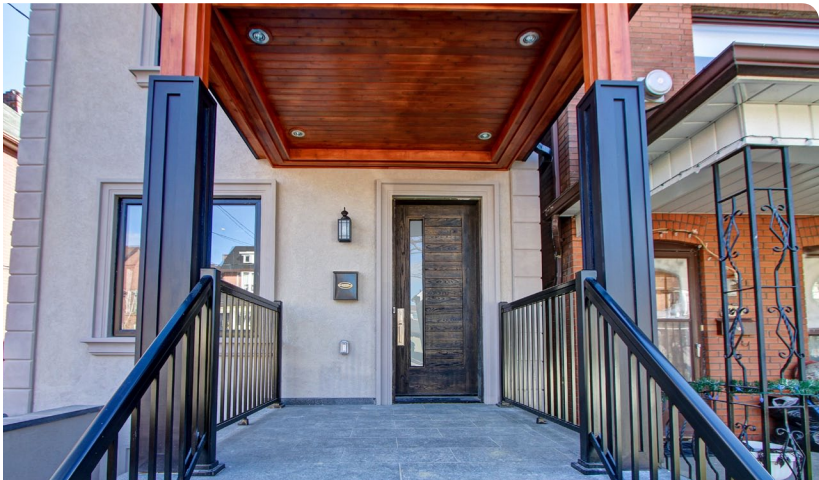


PRINT MARKETING



191ROSEMOUNTAVENUE



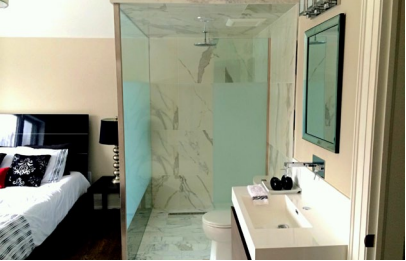
Where **Luxury** Meets **Real Life.**



Is this your next home? This top-to-bottom luxury renovation features 2,400 sqft of finished living space. With 3 bedrooms, 4 bathrooms, a massive (and high) basement and double-car garage, this is a modern open concept masterpiece straight from a magazine.

No detail overlooked: From the striking entrance to the luxurious interior finishes and accent lighting, this home was built for the discerning buyer with an eye for style. The lower level has been designed for easy conversion to an income apartment, with roughed-in kitchen, wide separate entrance, laundry room and full 4-piece bathroom.

No expense spared: Oak hardwood floors throughout, steel and glass staircases, contemporary gas fireplace, gourmet kitchen, cedar fence, heated floors and sleek bathrooms—including a show-stopping frosted-glass encased master ensuite.



But wait! **There's more:**

No shortcuts: This home has been renovated for the long term, both structurally and mechanically. There's no unsexy money left to spend! Just move in and enjoy low-maintenance living.

Main Floor: The bright, spacious open-concept living and dining room features a contemporary gas fireplace focal point with natural Italian stone slab cladding. With 9 foot ceilings, the luxury continues underfoot with solid oak hardwood floors. A modern wood, steel and glass staircase (complete with accent lighting) leads to the upper floor.

The gourmet kitchen features natural Italian stone flooring (heated, of course), custom cabinetry, premium stainless steel kitchen appliances (including a gas cooktop), granite counters and a tiled backsplash. Complete with a built-in workstation, the kitchen will surely be the central hub of this family home.

Completing the main floor is a rare (and much-sought after) main floor powder room.

Second Floor: The master bedroom with vaulted cathedral ceilings features a unique boutique-hotel-style ensuite bathroom with glass-enclosed shower. Two more sizeable bedrooms, a 5-piece spa-inspired bathroom and laundry area complete the second floor.

The Basement: The rare find: a spacious finished basement accessed via a separate entrance with--wait for it--7 foot 6 inch ceilings. Complete with a large living area, bedroom, luxurious washroom and laundry/storage area, the basement has been roughed-in for a kitchen and could easily be finished as a nanny or in-law apartment.

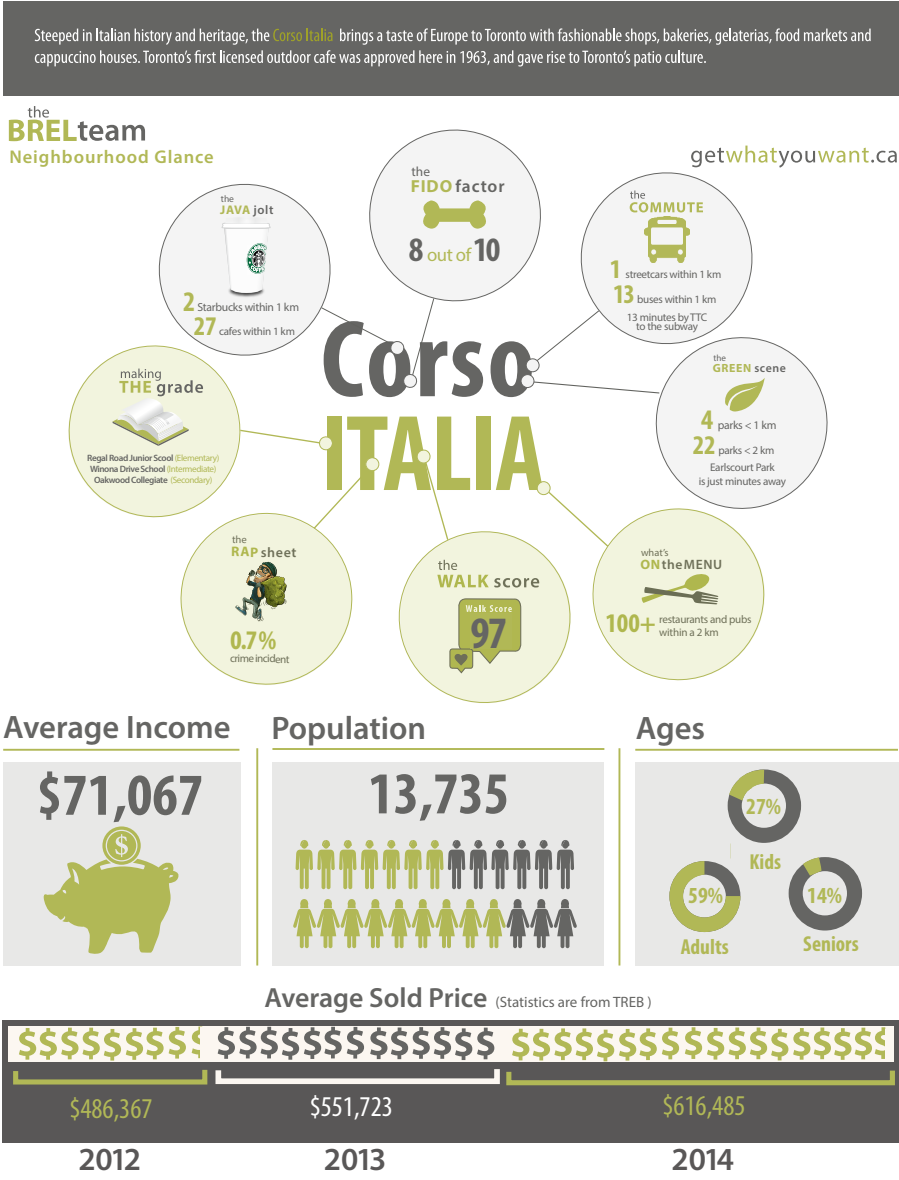
Parking and Outdoor Space: This home has head-turning curb appeal: modern stucco exterior, cobblestone walkway and a stunning front porch. A new asphalt driveway (mutual) leads to a double garage (with new roof and automatic door). The private backyard features a contemporary cedar fence.

Structural and Mechanical Renovations:

- New electrical wiring and a new 200 amp electrical panel
- New plumbing throughout
- All new windows and exterior insulated doors
- New roof
- New high efficiency furnace and air conditioning
- All new framing throughout
- New insulation (roof, washrooms, basement, first floor ceiling)
- Waterproofed foundation with weeping tile
- New eavestrough system



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