

# 19 CANNES CIRCLE

**Offered at \$469,000**



**[www.19cannes.com](http://www.19cannes.com)**

Welcome to this stunning home on the best street in St Clair West Village...be part of the St Clair West Renaissance...steps to Starbucks, shops, St Clair Streetcar and schools. Watch the kids play from your front window overlooking the parkette in Cannes Circle...or just relax in the extra large backyard with complete privacy fence. A 8-year new stunning Tribute Home - the "Runnymede" model, loaded with upgrades and tastefully decorated, providing an incredible space for family living and entertaining - 3 bedrooms, 3 bathrooms, bright eat-in kitchen with stainless steel appliances and upgraded cabinetry, second floor family room with gas fireplace, detached double car garage - plus a professionally finished basement with media room and office. It's all been done for you - Just move in and enjoy!



## MAIN FLOOR FEATURES

**LIVING ROOM / DINING ROOM: 17.33 ft x 13.25 ft**

- *Oak Hardwood floors*
- *Combined with dining room*
- *Large bay window with window seat*
- *California Shutters*
- *Wired for speaker system*

**KITCHEN COMBINED WITH BREAKFAST AREA: 9 ft x 6.83 ft**

- *Eat-in family size kitchen*
- *Upgraded cabinetry*
- *Upgraded Stainless Steel Appliances: Kitchen Aid side by side Fridge with water & ice dispenser, Whirlpool Stove, Whirlpool Microwave Fan, Bosch Built-in Dishwasher*
- *Custom ceramic backsplash*
- *Double sink with upgraded faucet*
- *Tile floor*

**BREAKFAST AREA: 9 ft x 10 ft**

- *Walk-out to yard*
- *Overlooks private backyard*
- *Additional custom cabinets with extra deep base cabinets*
- *Pantry*
- *Large window*
- *Tile Floor*

**POWDER ROOM: ROUGH-IN**

- *Presently used as walk-in closet*
- *Plumbing, light fixture and mirror for 2-piece powder room*
- *Tile floor*

## SECOND FLOOR FEATURES

**MASTER BEDROOM: 12.33 ft x 14.67 ft**

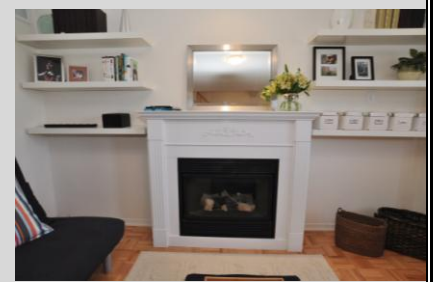
- *Parquet flooring*
- *Wall to wall closets with custom organizers*
- *Pocket door from hall to master bedroom*
- *Large picture window*

**MASTER BEDROOM ENSUITE: 4 PIECE**

- *Floor to ceiling tiled wall in bath*
- *Upgraded Vanity with lots of storage*
- *Upgraded accessories from Pottery Barn (double towel rods, toilet paper holder & hooks)*
- *Tile floor*

**FAMILY ROOM: 14.5 ft x 13.5 ft**

- *Parquet flooring*
- *Gas Fireplace*
- *Built-in shelves*
- *Large windows*
- *California Shutters*



## THIRD FLOOR FEATURES

**2<sup>ND</sup> BEDROOM:** 12.75 ft x 11.92 ft

- *Broadloom*
- *Wall to wall closets with custom organizers*
- *Large Window*

**3<sup>RD</sup> BEDROOM:** 9 ft x 13.5 ft

- *Broadloom*
- *Walk-in closet with custom organizers*
- *Large Windows*
- *California Shutters*

**BATHROOM:** 4 PIECE

- *Floor to ceiling tiled wall in bath*
- *Upgraded vanity with lots of storage*
- *Upgraded accessories from Pottery Barn*
- *Tiled floor*

## BASEMENT FEATURES

- *Professionally finished*
- *Custom built-in shelving*
- *“Secret” storage room under stairs (behind “bookshelf door”)*
- *Laminate flooring and Pot lights*

**MEDIA ROOM:** 13 ft x 13.5 ft

- *Custom Built-in shelves & Dry bar niche*
- *Wired for home theatre system*
- *Laminate flooring*
- *Pot lights*
- *Above grade window*

**OFFICE / 4<sup>TH</sup> BEDROOM:** 10.1 ft x 13.50 ft

- *Laminate flooring*
- *Pot lights*

**BATHROOM:** 3 PIECE

- *Upgraded accessories from Pottery Barn*
- *Wall sconces*
- *Tile floor*

**LAUNDRY AREA:**

- *Beaumont front load washer & Frigidaire front load dryer*
- *Laundry Tub Sink*
- *Shelving*

## EXTERIOR FEATURES

- *Extra large lot*
- *Complete privacy backyard fence*
- *Double detached garage with electric garage door opener & additional storage space*



## CONSIDER THESE DETAILS

**LOT SIZE:** *Irregular Pie shape - approximately 20 feet frontage at front house structure and widens to approximately 59 feet at rear lot line; with a depth of approximately 116 feet depth on south side and approximately 94 feet depth on north side. Please refer to survey.*

**MODEL:** *the "Runnymede" built by Tribute Homes*

**SQUARE FOOTAGE:** *1643/2166\* SQ. FT.*

*\*1643 square feet on main and 2<sup>nd</sup> floors plus 526 square feet in finished lower level*

**ELECTRICAL & PLUMBING:**

- *100 Amp breakers*
- *All copper plumbing*

**HEATING & COOLING:**

- *Gas Forced Air Heating*
- *Central Air Conditioning*

**PARKING:**

- *2 spaces accessed from back lane*
- *Detached double car garage with electric garage door opener and remote control*

**ALARM SYSTEM & CENTRAL VACUUM:**

- *Complete alarm system*
- *Central Vac system roughed-in*

**INCLUSIONS:**

- *Stainless Steel Appliances: Kitchen Aid side by side Fridge with water & ice dispenser, Whirlpool Stove, Whirlpool Microwave Fan, Bosch Built-in Dishwasher*
- *Beaumarck front load washer and front load dryer*
- *All electric light fixtures(except light fixture in child's bedroom)*
- *All window coverings (except curtain rods and window coverings in Master Bedroom and child's bedroom)*
- *Central Air Conditioner*
- *Rough-in Central Vacuum System*
- *Alarm System*
- *Hot water tank (rental)*

**EXCLUSIONS:**

- *Light fixture in child's bedroom (on third floor), window coverings and curtain rods and hardware in Master bedroom and child's bedroom, all artwork, speakers and home theatre equipment*

**TAXES:** \$3192.61 (2009)

**POSSESSION:** 60 days or To Be Arranged

**For further information please call:**

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