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65 Avonhurst Road, Islington Village

Presented by Richard K.C. Ling, Broker at HARVEY KALLES REAL ESTATE LTD., BROKERAGE

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In the heart of Islington Village, Etobicoke, yet minutes to Kipling/Islington then onto QEW or Golf Course/Public Transit/Shopping /Hospital/Church/School/Restaurants...i.e. the Works, a magnificent sculpture of straight lines and ultra luxurious appointments (Axor Starck Fixtures, Starck X Toilet, Kohler DTV Electronic Shower System with Pulse Massage, Floating Zebra Wood/CaesarStone Counters, Acid etched Mirror Backsplash, Miele Induction Cook Top, Bosch Fridge/Freezer, Bosch Stainless Steele Oven,Loewen Windows, customized low profile piping, Built-in 5.1 Paradim Signature Series Ceiling Speakers & Wall subwoofer...too many to list) rises up in a leafy neighbourhood.

Flushed with natural lighting plus an added fun take in the Kitchen. Roaring fireplaces, durable IPE hardwood floors, exquisite finishing details meticulously micromanaged by the Architect, sumptuous Personal Spa - a Kohler DTV Electronic Programmable Shower System with Pulse Massage (Ceiling Rainforest Unit + Body Spray), bubbling oversized Whirlpool Bath, heated IPE floors with drainage, commissioned Waterfall cascading down a Rock Sculpture onto a waiting Pond, imported Exotic Plants i) Main Garden with acclimatized trees – Tulip, Apple, Southern Evergreen Magnolia and Sharon Trees, Japanese Maples and Hakone, variegated Ivy Groundcover, 15' Bamboo many varieties of lilies and flowering Echinacea - for cutting, roses and tall grass, ii) Hosta Gardens with an accent concrete wall echoing the lines of the House – Privacy Protected by a Cedar Hedge about 8'tall, magnificently rising above the fence from the road; iii) Japanese Garden Lounge; iv) Waterfall Garden backed by a 15' curtain of Bamboos and Cedar Hedge; and v) A Private Garden for the reflective moments with an Antique Bench, built around a majestic Black Walnut Tree. A distinct piece-de-resistance functional sculpture by famed architect, Terence van Elslander of Van Elslander and Carter Architects.

Interesting Notes include: i) The Circular Drive is asphalt with a centre piece of Black Indian Limestone which include four Redbud Trees and Evergreen Monkey Grass Groundcover in planter surrounded by loose pebbles; ii) Zoned High Velocity Heating System: Basement/North and South Sides - the entire house will take 15 minutes to heat; iii) Built-in zoned lighting programmable or one-touch on/off switches; and iv) 2x Air Handlers.

Just move in and enjoy!

For additional information, please visit <http://youtu.be/wrA23f6n9Qg>

