

### **35 Astley Ave | Features & Inclusions**

- 5+2 Bedrooms
- 8 Bathrooms
- 8,631 Total Sq.Ft.
- 12 Ft. Ceilings On Main Floor, 10 Ft. Ceilings On Second Floor And 9 Ft. Ceilings In The Lower Level
- In-Floor Hydronic Heating On All Floors With All Bedrooms Having Dedicated Thermostats
- Snowmelt On The Exterior Driveway, Walkways And Back Terrace
- Two (2) Laundry Rooms (2nd Floor And Lower Level)
- Elevator With a View of the North Gardens
- Majestic Wine Cellar with 460 Bottle Capacity
- Nanny Quarters

### **High End Custom Finishes Throughout Including:**

- Engineered Chevron French White Oak Throughout The Second And Main Floors
- Straight Plank In Lower Level And Second Floor Hallways
- Italian Porcelain And Black Nero Marquina Marble In Foyer And Living Area
- Majestic Nero Marquina Stone Fireplace In The Family Room
- All Staircases Are Stone Steps With White Oak Stringers And Glass Railings
- Powder Room Has A Black Marble Feature Wall With Custom Quartz Integrated Floating Vanity
- 16 Seating Dining Space Features A Coffered White Oak Ceiling And Built-Ins All Custom Stained With Butler Door Access To Kitchen
- Kitchen Appliances Are All Thermador, Featuring 1 Gas Oven And Range Combo, Double Combination Microwave/Electric Wall Ovens For a Total Of 3 Ovens, Two (2) 30" Side By Side Fridge And Freezers, 48 Capacity Wine Fridge And Dishwasher
- Custom Hood Range That Is The Star Of The Kitchen
- Black Granite Kitchen Sink
- Toto Toilets Throughout, Master And Powder Room Being Wall Mounts And Master With Washlet Bidet
- All Custom Cabinetry Throughout, All Bedrooms With Dovetail Cabinet Drawers On Main And Throughout Master
- Copper Ceiling Tiles In The Library With Wall To Wall White Oak, Custom Stain & Custom Black Marble Fireplace
- Master Ensuite Is Covered With Wall To Wall Porcelain Tile And Has A Free Standing Solid Resin Tub, Two (2) Rain Shower Heads, Body Jets, And Double Sink
- Master Fireplace With Custom Burl Cabinetry And Black Marble Surround
- Master And Powder Feature Watermark Fixtures
- 200 Sq. Ft. Master Walk-In Closet With Wall To Wall Custom Built Cabinetry & Custom Built Island
- Private Terrace And Balcony
- Kitchenette In The Basement With Fisher Paykel Appliances

**Inclusions:**

All Light Fixtures  
Nest Doorbell  
Alfred Smart Door Lock on the Garage Door to Mudroom  
Landscape Lighting System  
Lutron Blinds in the Mudroom, Powder Room, Dining Room, Lower Level Walk-Out & the Front Two Bedrooms  
All Flat Screen Televisions  
Projector In The Lower Level  
Central Vacuum & Equipment  
Garage Door Opener & Remote(s)  
Metal Racking in the Garage  
Sprinkler System  
Security System  
Eight (8) Exterior Security Cameras with NVR (Network Video Recorder)  
All Built-Ins  
Thermador Wine Fridge  
Thermador Six (6) Burner Gas Range  
Thermador Range Hood  
Thermador Dishwasher  
Thermador Microwave/Oven Combo  
Thermador Wall Oven  
Two (2) Thermador Fridge & Freezer Combo  
Ecobee Thermostat  
Two (2) Central Air Conditioners - High Velocity Systems (*One in the basement that serves the basement and main floors, and one on the second floor*)  
Maytag Commercial Washer & Dryer In Lower Level  
Wine Cellar & Chiller  
Fisher Pykel Dishwasher In Lower Level  
Fisher Pykel Fridge & Freezer Combo In Lower Level  
Tech Stack In Lower Level Storage Room  
LG Washer & Dryer in the Second Floor Laundry Room  
Toto Wall Hung Toilets  
Gas Fireplace in the Primary Bedroom  
Gas Fireplace in the Family Room  
Gas Fireplace in the Office  
Sump Pump & Sewer Ejector for Basement Plumbing  
Two (2) Forced Air Gas Furnaces  
Two (2) IBC On Demand Gas Boilers  
79 Gallon NTI Hot Water Tank  
Elevator & Equipment  
Fire Bowl on the Terrace  
Snowmelt System  
Hydronic Heating Manifolds

**Exclusions:**

Primary Ensuite Bathroom Chandelier