



519Melbourne.com

519 Melbourne Avenue

199 3+1 BEDS | № 4 BATHS



WESTBORO

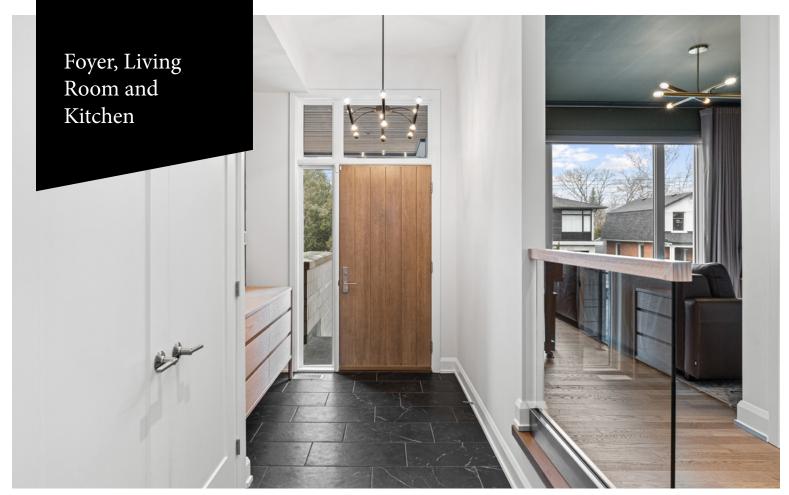
Welcome to The Avenues II Community! Set moments from boutique shops, restaurants and cafés, this property captures the essence of luxury living. Designed by Hobin Architecture, this home offers a contemporary elegance, attention to detail, and a stunning living space to enjoy. Features include 3+1 bedrooms, four bathrooms, with the flexible lowerlevel office featuring a walk-in closet and a full bathroom beside. There are hardwood floors, glass staircase railings, smooth ceilings, a three-sided natural gas fireplace, and an open concept design that offers incredible natural light.

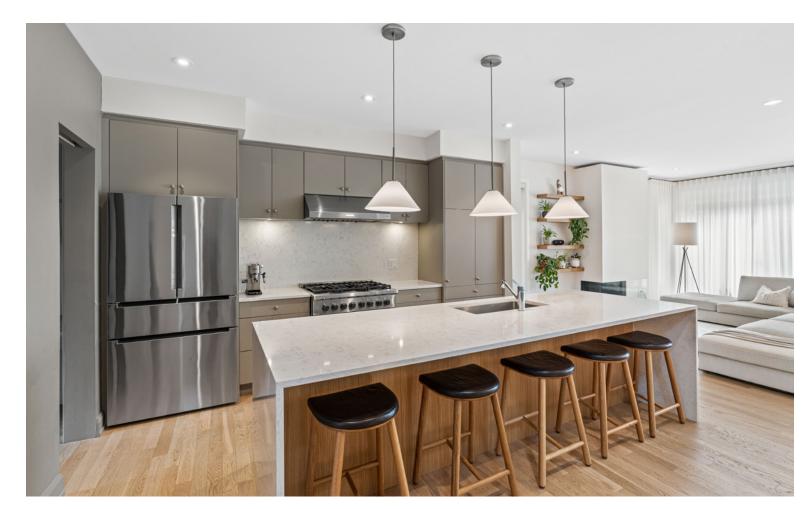
A culinary delight, the kitchen is equipped with sleek modern cabinetry, professional grade stainless-steel appliances, and a spacious centre island with striking waterfall edges on both sides.

Quartz countertops and backsplash provide the perfect balance and a cohesive style to this area.

Upstairs, there is an impressive primary suite with a walk-in closet and a 4-pc ensuite, two secondary bedrooms, a full bathroom, and convenient laundry amenities.

A fully fenced backyard with a raised deck, and an attached garage add to this magnificent property.







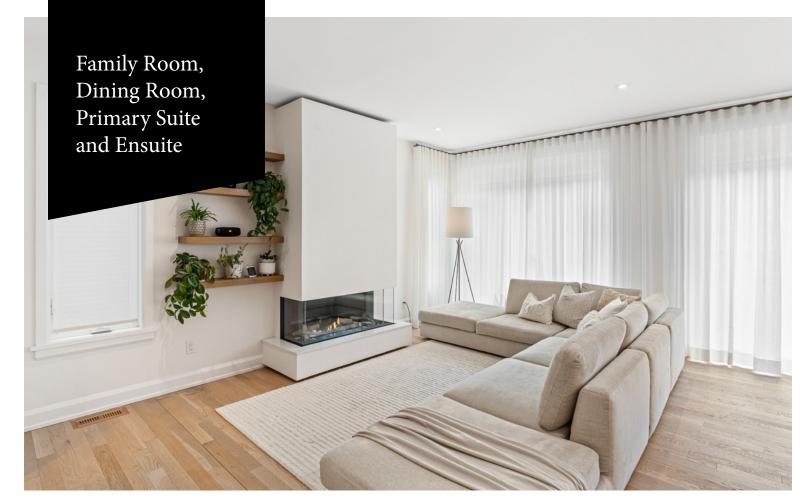




Points to Note

- · Constructed in 2021 by Uniform Developments.
- · An exceptional residence from Hobin Architecture, with design input from 2H Interiors.
- · The front façade features contemporary materials, side interlock pavers, and a front porch.
- · Elegant finishes, warm wood tones and clean lines are featured throughout the spaces.
- · 9-Ft ceilings are featured on the main level.
- · Large dining room space, currently utilized as a dining room/family room combination.
- · Site finished hardwood flooring.
- · Fully finished lower level with access to the garage.
- Private, lower-level office/flex space. Perfect for a home office, or as a secondary bedroom.
- · Fully fenced backyard.

613-692-0606

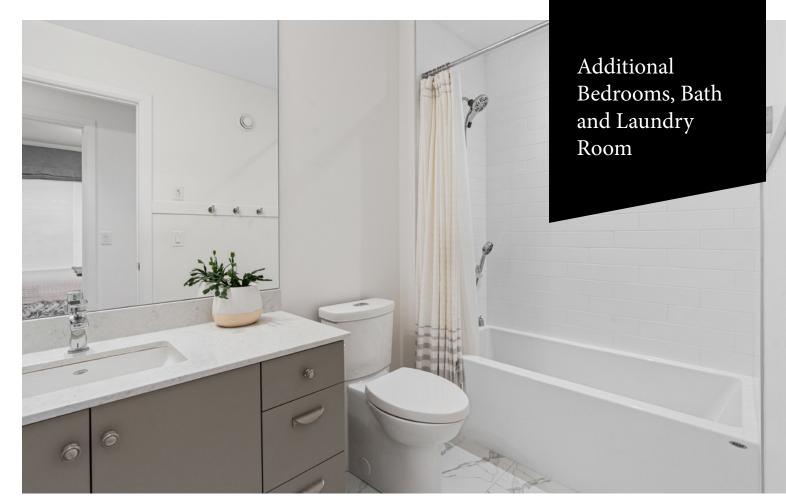








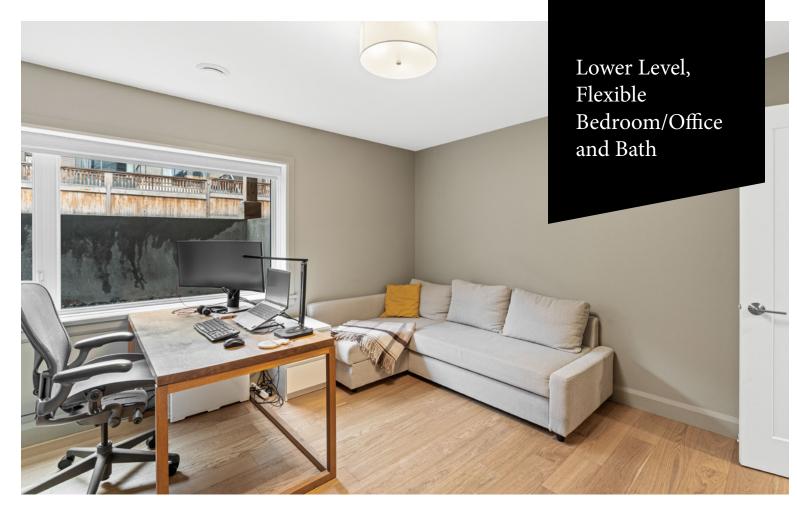






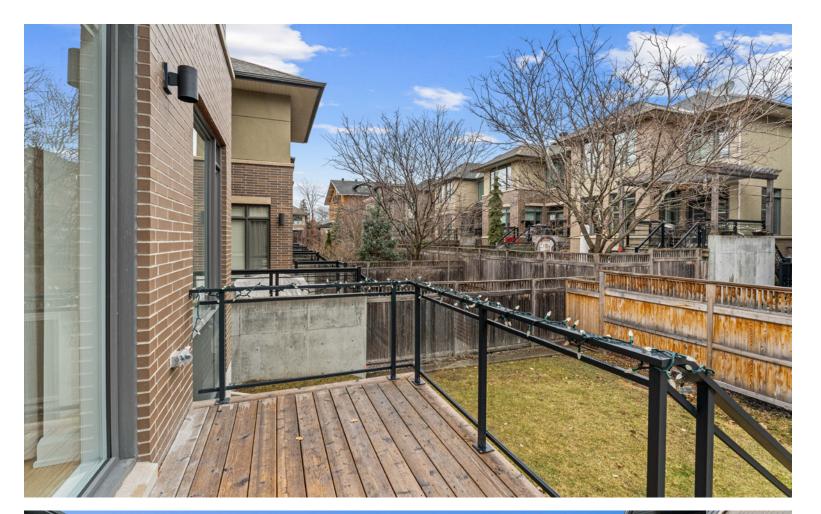












Property Dimensions

Main Floor

Foyer: 6'10" x 6'8"

Living Room:14'0" x 11'9"

Bath: 4'6" x 5'4"

Kitchen: 15'2" x 19'8"

Dining Room: 8'3" x 17'11"

Family Room: 10'10" x 17'11"

Lower Level

Flexible Bedroom/Office: 13'5" x 12'10"

Bath: 5'4" x 9'11"

Walk-in Closet: 7'4" x 4'6" Electrical Room: 7'4" x 7'4"

Second Level

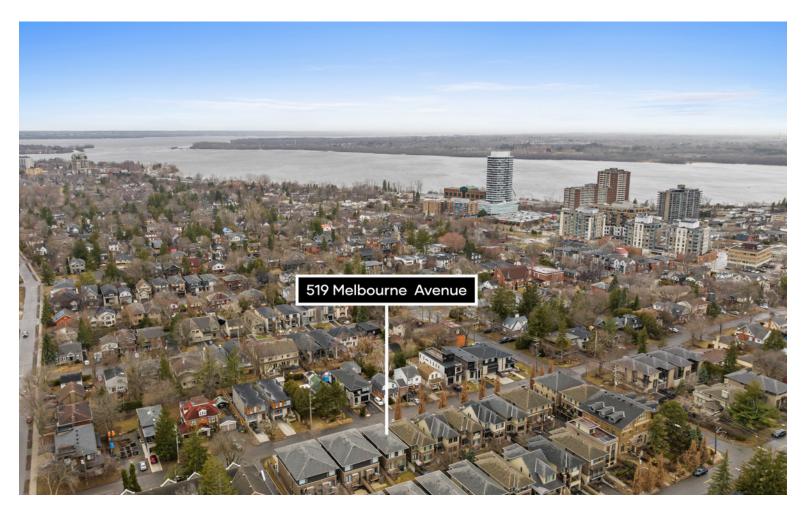
Primary Bedroom: 13'6" x 16'8"

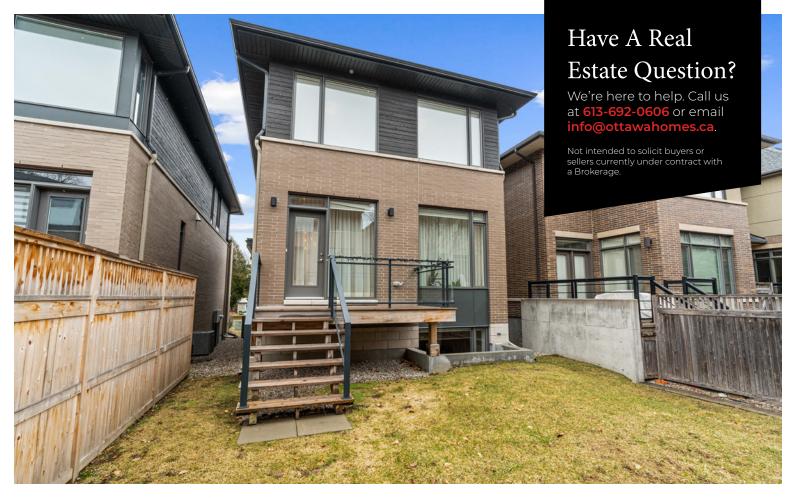
Walk-in Closet: 6'9" x 8'8" Bath/Ensuite: 5'3" x 14'2"

Bedroom: 19'1" x 10'1" Bedroom: 9'8" x 12'3"

Bath: 5'3" x 8'8"

Laundry: 5'3" x 6'6"





It's All In The Details

Bedrooms: 3 +1

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Westboro,

Highland Park

Lot Size: 29.59 ft x 90.36 ft

(Irregular)

Taxes/Year: \$11, 156.27 / 2023

Heating: Forced Air, Natural

Gas

Year Built: 2021 / Approximately

Inclusions:

All light fixtures. All blinds.
All drapes and rods. Fridge/
freezer. Stove. Hood fan.
Dishwasher. Washer. Dryer.
Auto garage door opener
and operator. Wall mounted
TV in the office. All bathroom
mirrors. Mirrors in the walkin closet, mudroom, and
foyer. White dressers in the
Childrens rooms. Shelving

under the stairs in the indoor/ outdoor storage rooms. Built-ins in the walk-in closet. Mudroom built ins. Alarm system equipment.

Exclusions:

None

Rental Equipment:

Tankless Water Heater

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.



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