



*Highland Park / Westboro*  
**424 AVONDALE AVENUE**

**Rob Kearns**  
SALES REPRESENTATIVE

**Patrick Morris**  
BROKER

613-238-2801  
mail@morrishometeam.com

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



Welcome to Avondale on the Park



## Elegantly Contemporary, Thoughtfully Designed, and Exceptionally Located

This newly constructed luxury residence epitomizes excellence, crafted to perfection by award-winning builder Sherbrooke Urban Developments. Meticulous attention to detail has shaped every facet of this home. From its sophisticated exterior architecture to its high-quality finishes and serene interior spaces, each detail has been carefully curated to create a tranquil and harmonious flow throughout.

Situated on a premium avenue within sought-after Highland Park, 424 Avondale Avenue enjoys a prime location adjacent to the Westboro Kiwanis Park, boasting the rare benefit of no immediate front or rear neighbours. This central, family-friendly community is steps away from top-rated schools, including Broadview and Nepean HS, alongside recreational facilities such as the Dovercourt Rec Centre and the JCC. Additionally, residents enjoy easy access to the vibrant Westboro Farmer's Market, an array of cafes, boutiques, and trendy restaurants, as well as essential conveniences. With easy access to the river waterfront, pathways, and groomed ski trails during winter, all the desired amenities are at your doorstep in this thriving neighbourhood.

Step inside to discover 3,410 square feet of beautifully designed, highly liveable space, perfect for both family living and entertaining. The brilliant design maximizes natural light with wide expansive windows, high ceilings, and a striking open riser staircase that elevates sightlines and flow. Warm wide plank hardwood floors, carefully selected materials, ample dimmable pot lights and soothing neutral tones create a welcoming ambiance.

At the top of the entryway stairs lies the elegant living room, extending a warm welcome. An impressive floor-to-ceiling porcelain tile wall, adorned with a linear fireplace, commands attention. Continue down the hall to the heart of this home, a well-designed great room that serves as the ultimate gathering space, seamlessly integrating the kitchen, dining area, and family room. Sunlit by south-facing sweeping windows, this space basks in natural light all day long. The chef's kitchen is a show-stopper featuring Irpinia cabinetry, quartz counters and backsplash, high end appliances and a butler's pantry. The highlight, however, is the large island providing excellent storage and ample seating for family and guests to gather around. Extend your living area outdoors onto the pressured treated deck with glass panel railing, providing a picturesque view of the park—an ideal setting for savouring your morning coffee or indulging in al fresco dining. A stylish powder room with an eye-catching feature tiled wall completes this level.

Ascend the light filled central staircase to discover four spacious bedrooms. The primary bedroom is a tranquil retreat crafted for relaxation boasting a luxurious ensuite bath with a revitalizing steam shower, dual floating quartz vanity, and a freestanding tub for unwinding after a long day. Spectacular walk-in closet and dressing room, custom Irpinia millwork, shelves, drawers and rods. Additionally, this level offers two more full bathrooms, including a jack and jill bath, with laundry conveniently located on this floor for added ease.

This new home boasts a ground level walk-out adding both functionality and allure to the living space. Dual sliding patio doors off the family room lead to the covered deck and yard, creating a fluid indoor-outdoor flow while flooding the space with an abundance of natural light. Adjacent to the family room, pocket doors reveal a flexible space ideal for a home office, gym, or yoga room. Completing this level is another full bathroom, ample storage, a mudroom, and convenient inside access to the garage. Enjoy the comfort of in-floor heating throughout this level.



Top 1% in Canada for Royal LePage



Rob Kearns  
SALES REPRESENTATIVE

Patrick Morris  
BROKER

613-238-2801  
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™



## KEY FEATURES & UPGRADES

### EXTERIOR:

- Sophisticated front exterior architecture with attractive brick and stucco panels, classic multi-paned windows elevate the home's curb appeal
- Side and rear exterior: quality Hardie lap siding and Hardie board
- Exterior lighting includes two pillar mounted sconces, recessed LED accent lighting over garage door, and soffit recessed lights as installed
- Snow Melting System: safely heats the driveway, walkway, and front porch steps, reducing winter maintenance
- Paving stone driveway and front walkway
- Contemporary insulated exterior front door, glass and faux wood finish with a 4-point locking system, European handle
- Front yard will be landscaped with grass and planting bed
- South-facing backyard landscaping will include grass, with pyramidal cedars lining the rear lot line, and PVC fencing along the east and west lot lines from the corner of the house to the rear lot line
- Waterproofed upper rear deck, pressure treated walking surface, glass panel railing with obscured glass panel on east side, 4 pot lights and gas line for BBQ
- Pressured treated lower level deck with gas line perfect for outdoor fireplace, heater, hot tub or BBQ
- Metal soffits with faux wood finish
- Roof: 2-Ply Modified Bitumen membrane

### INTERIOR:

- A warm esthetic with a perfect blend of contemporary and classic design. Thoughtfully crafted with meticulous attention to detail, high-end finishes and a seamless open floor plan designed for family living and entertaining
- Large expanses of glass allow for plenty of natural light
- Wide plank engineered hardwood on the main and upper levels including both staircases; matching luxury vinyl plank floors on walkout level
- Striking central staircase, single stringer stairs, thick custom treads with glass wall guards and integrated

- handrail; step lighting; 3 large windows flood the staircase with light
- All opulent Irpinia custom millwork throughout the home (except storage closets in walk-out level)
- Infloor heating: primary ensuite, main bath, jack & jill bath individually controlled; and entire walk-out level centrally controlled
- Multitude of dimmable pot lights, most remotely operated
- Motion activated closet lights
- Imported Italian interior doors – laminated and textured with custom hardware
- Cast aluminum vent covers
- Imported cold air return covers

### MAIN LEVEL:

- 9ft ceilings
- Elegant living room boasts a floor-to-ceiling porcelain tile wall with linear fireplace makes a statement; the expansive windows let in a generous amount of light;
- A well designed great room offers the ultimate gathering place, integrating the kitchen, dining area and family room
- The chef's kitchen is an inspiring space for culinary creativity meticulously designed with every detail in mind. It showcases Irpinia cabinetry complemented by sleek quartz counters and backsplash, undercabinet lighting, granite composite sink, alongside thoughtful storage solutions, multiple pullout shelves and a convenient recycling station. High-end appliances, including a 5-burner gas stove, panelled refrigerator and dishwasher, and a beverage cooler, enhance the cooking experience. The stand out feature is the expansive island, offering ample storage and seating for family and guests to gather around, complemented by the elegant handblown glass pendants. Adjacent to the kitchen, the Butler's pantry adds further convenience with a second full-size refrigerator, microwave, cabinets, shelving, and quartz counters
- The open dining area provides a welcoming space for hosting and sharing meals, enriching the flow of the home

- Sweeping windows repeat in the sunfilled family room overlooking the rear yard and park beyond; this space basks in natural light all day long
- The great room provides access to the upper deck, featuring a glass panelled railing and obscured glass privacy panel—this elevated vantage point offers soothing view of the park and makes it an ideal setting to savour your morning coffee or indulge in al fresco dining
- Stylish powder room with floating vanity, quartz counter and a striking tiled feature wall
- In-ceiling speakers in the living room and great room

### UPPER LEVEL:

- Hotel inspired primary bedroom retreat. A serene multi-pane window draws you into this elegant and relaxing setting:
  - Spectacular walk-in closet and dressing room, custom Irpinia millwork, shelves, drawers and rods.
  - The ensuite bath emphasizes luxury. Features include heated tile floor, soothing free-standing tub, curbless ThermaSol steam shower with wall niche. Floating dual vanity with quartz counter, and custom light fixtures. RunFine toiler/bidet. In-ceiling speaker.
  - 2 bedside USB\_C-A network ports
  - Sensor for dual zone HVAC
- Three secondary bedrooms, each with good room dimensions, custom Irpinia closet cabinetry, and bedside USB\_C-A network ports
- Jack and Jill 3 piece bath features floating vanity and storage towers, quartz counter, walk-in shower with wall niche, heated tile floor
- Main full 4 piece bath with tub/shower, quartz vanity counter, heated tile floor
- Conveniently located laundry room with folding counter, storage and drying rod
- Linen closet

### WALK-OUT LEVEL:

- Descend the staircase illuminated by step lighting to discover a lower level walk-out, boasting in-floor heating throughout for added comfort
- This level presents unparalleled versatility in design, allowing you to tailor the space to your unique needs and lifestyle preferences
- The walk-out family room is bathed in natural light, with dual sliding patio doors seamlessly connecting to a covered deck and yard, creating a fluid indoor-outdoor flow. In-ceiling speakers enhance the ambiance, perfect for entertaining or relaxing evenings at home
- Adjacent to the family room, pocket doors reveal a flexible space ideal for a home office, gym, or yoga room—a deep closet provides storage options
- 4 piece bathroom with floating vanity, quartz counter, and tub/shower with wall niche
- The mudroom easily accesses the garage and offers built-in seating bench, storage drawers, and hooks
- Storage room and storage closets
- Mechanical Room

### GARAGE:

- Insulated garage door, custom powder coated, colour matched to exterior trim
- Garage door opener, quiet operation, equipped with remote and side mounted garage door opener, opportunity for remote WiFi operation
- Infloor heating; brushed concrete floor custom painted with durable epoxy base paint, complementary flecks, urethane top coat
- Painted walls and ceiling
- Low head room storage—perfect for storing seasonal tires
- Surface mounted LED lights
- EV pre-wiring – a 60 Amp 240 Volt power feed available, for homeowner to arrange at their expense, appropriate socket or hardwiring into wall mounted charge.



### INCLUSIONS:

- Fisher & Paykel Refrigerator
- Fisher & Paykel 5 Burner Gas Stove
- Venmar Hood Fan
- Bosch Dishwasher
- Wine Cell'r Beverage Fridge
- LG Refrigerator in Pantry
- Panasonic Microwave with trim kit in Pantry
- LG Washer & Dryer
- Auto Garage Door Opener with Remote and Keypad
- All light Fixtures where currently installed
- TARION WARRANTY

**Year Built:** 2024

### Lot Size:

29.4' FR x 113.85' D

### 2024 Property Taxes:

to be assessed

### Possession Date:

TBA/Immediate

**Builder:** Sherbrooke Urban Developments Inc. - Licensed builder under HCRA

### HVAC System:

Bryant Premium Evolution System - Two Zone HVAC Distribution System:

- Evolution Modulating Gas Furnace: 5 stage 97% efficiency
- Evolution Modulating A/C: 19 Seer 5-stage system
- Evolution Control with Carrier WiFi main thermostat on mail level, with second thermostat in primary bedroom.
- Bypass Humidifier
- An IBC Boiler heats: domestic hot water with one loop via an Indirect tank; glycol for in-floor and snow-melt heating via a second loop.

### Electrical:

- 200 Amp Service, Surge Protection
- GenerLink Transfer Switch – enables connection of a portable generator (not included) directly to household electrical systems

### SMART HOME Features:

Pre-wired for smart-home capability, including:

- RING app provides remote access to front door viewing
- Lutron App for window blinds remote control—3 windows on staircase are wired for motorized remote control (blinds not included)
- Lutron App remotely controls most interior and exterior lighting, including a Welcome and Away feature at front door and mudroom door
- Sonos Sound System controls 4 amplifiers for in-ceiling speakers in living room, great room, primary bedroom and walk-out level family room. All locations separately zoned
- Carrier Infinity App for remote HVAC control
- Media Plates in 3 locations (great room, lower level family room, primary bedroom) provide high performance for direct streaming for Smart TV, Media Boxes, Apple TV, New Generation TV Service
- Supplying and installing 3 fixed tv mounts - up to 65"
- Prewired for 3 security keypads for future security system (security system & keypads not included)
- Closet lights with motion activation
- USB\_C-A network ports in each bedroom
- Note: Home Automation Specialist will meet with new homeowner and provide instruction on the RING, Lutron and Sonos systems and mount homeowner's tv's

### LEVELS ROOMS DIMENSIONS

LEVELS	ROOMS	DIMENSIONS
Main	Entry	
Main	Living Room	17'0" x 12'7"
Main	Dining Room	18'7" x 8'10"
Main	Kitchen	19'3" x 10'2"
Main	Pantry	5'6" x 5'3"
Main	Family Room	15'2" x 14'2"
Main	Powder Room	5'5" x 5'4"
Main	Upper Rear Deck	
Second	Primary Bedroom	17'1" x 12'0"
Second	5 Piece Ensuite Bath	17'1" x 6'8"
Second	Walk-In Closet/Dressing Room	9'7" x 6'7"
Second	Bedroom 2	12'9" x 9'0"
Second	Bedroom 3	16'7" x 9'9"
Second	4 Piece Bathroom	9'9" x 5'5"
Second	Bedroom 4	10'7" x 9'9"
Second	4 Piece Bathroom	8'4" x 5'5"
Second	Laundry Room	6'1" x 5'1"
Second	Linen Closet	
Lower	Walkout Family Room	19'2" x 13'0"
Lower	Flex Room/Office	12'5" x 9'9"
Lower	4 Piece Bathroom	9'5" x 5'0"
Lower	Mudroom	
Lower	Storage/Utility	
Lower	Rear Deck	
Lower	Garage	20'3" x 12'0" PLUS low head-room storage

\*Some Room Measurements +/- jogs.



