



Highland Park / Westboro
426 AVONDALE AVENUE

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Welcome to Avondale on the Park

Elegantly Contemporary. Thoughtfully Designed. Exceptionally Located.

This newly constructed luxury residence exemplifies refined modern living, masterfully crafted by award-winning builder Sherbrooke Urban Developments. Every detail has been thoughtfully curated—from the sophisticated exterior architecture to the serene, high-quality interior finishes—creating a tranquil, harmonious flow throughout the home.

An Exceptional Westboro Location

Ideally situated on a premium avenue in sought-after Highland Park, 426 Avondale Avenue enjoys a rare and coveted setting backing onto Westboro Kiwanis Park, with no immediate front or rear neighbours. This central, family-friendly neighbourhood is steps to top-rated schools including Broadview and Nepean High School, as well as the Dovercourt Recreation Centre and JCC. Residents also enjoy close proximity to the Westboro Farmers' Market, local cafés, boutiques, and acclaimed dining, with easy access to riverfront pathways and groomed ski trails in winter—placing the very best of the community at your doorstep.

Designed for Everyday Living and Entertaining

Spanning approximately 3,410 square feet, this deceptively expansive residence offers beautifully designed, highly liveable space for family living and entertaining alike. The thoughtful layout maximizes natural light through expansive windows, high ceilings, and a striking open-riser staircase that enhances sightlines and flow. Wide-plank hardwood flooring, carefully selected materials, ample dimmable pot lighting, and soothing neutral tones create a warm, welcoming ambiance throughout.

At the top of the entry stairs, the elegant living room makes a dramatic first impression, anchored by a floor-to-ceiling porcelain tile feature wall with a sleek linear fireplace. The home then opens into an impressive great room—an inviting central

hub seamlessly integrating the kitchen, dining area, and family room. Bathed in natural light from sweeping south-facing windows, this space is ideal for both relaxed family time and entertaining.

The chef-inspired kitchen is a true showpiece, featuring custom Irpinia cabinetry, quartz countertops and backsplash, premium appliances, and a well-appointed butler's pantry. A large statement island offers exceptional storage and generous seating, while the open dining area provides a natural gathering place for hosting and everyday meals. Extend your living space outdoors onto the pressure-treated deck with glass-panel railing, where tranquil park views create the perfect backdrop for morning coffee or al fresco dining. A stylish powder room with a striking feature tile wall completes this level.

Private Upper-Level Retreats

The light-filled central staircase leads to four spacious bedrooms. The primary suite is a serene retreat, featuring a luxurious ensuite with steam shower, dual floating quartz vanity, and a freestanding soaker tub—ideal for unwinding at day's end. A spectacular walk-in closet and dressing room with custom Irpinia millwork, shelving, drawers, and hanging space completes the suite. This level also includes two additional full bathrooms, including a Jack-and-Jill, along with the convenience of upper-level laundry.

Versatile Walk-Out Lower Level

The ground-level walk-out adds both functionality and appeal, enhancing the home's flexible living space. Dual sliding patio doors from the family room open to a covered deck and yard, creating seamless indoor-outdoor flow while flooding the space with natural light. Pocket doors reveal a versatile room ideal for a home office, gym, or yoga studio. A full bathroom, generous storage, a mudroom, and direct access to the garage complete this level, which also benefits from the comfort of in-floor heating throughout.





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 landscaped with grass and planting bed
- South-facing backyard landscaping includes 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 city's portion.
- 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 aesthetic 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, and 3 large windows flood the staircase with light

- All opulent Irpinia custom millwork throughout the home (except storage closets in walk-out level)
- In-floor heating: primary ensuite, main bath, Jack & Jill bath are individually controlled. Entire walk-out level is centrally controlled
- Multitude of dimmable pot lights, most zones 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 Space 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 range with dual fuel oven, 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 sun-filled 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 ThermoSol steam shower with wall niche. Floating dual vanity with quartz counter, and custom light fixtures. RunFine toilet/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 & Jill 3 piece compartmentalized bath features floating vanity and storage towers, quartz counter, walk-in shower with wall niches, 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 and overhead HVAC 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
- In-floor 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**

Lot Size:

29.4' FR x 114.01' D

2026 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 main 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"
- Pre-wired 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 TVs

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

*Some Room Measurements +/- jogs.



