

C 1177 12th STREET

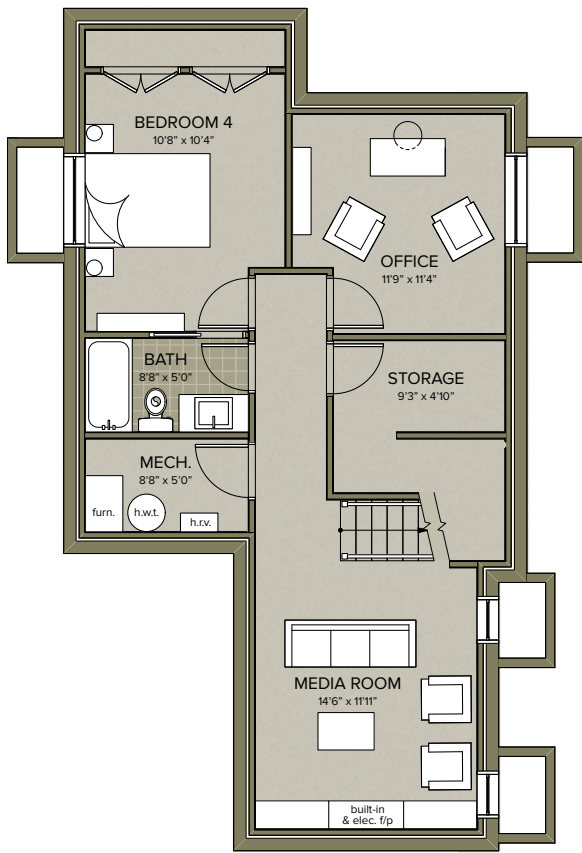
The residence has 2 separate entrances. The first is off 12th Street along a winding pathway through the Edwardian garden. A second entry is through a covered porch off of the landscaped lane. A third door leads from the attached garage through a 'mud room' and past the powder room. The main level offers two separate and flexible living areas: a large kitchen/dining/family room leading onto a two-level private patio; and a separate area overlooking the

covered laneway porch. Upstairs are three large ensuite bedrooms and a sunny laundry room. The lower level features extra height ceilings and three separate rooms: a large media room, study or office, and fourth ensuite bedroom, along with plenty of storage space. Four windows provide natural light and ventilation. The total area is approximately 2856 sq.ft. plus 120 sq.ft. of covered porches.

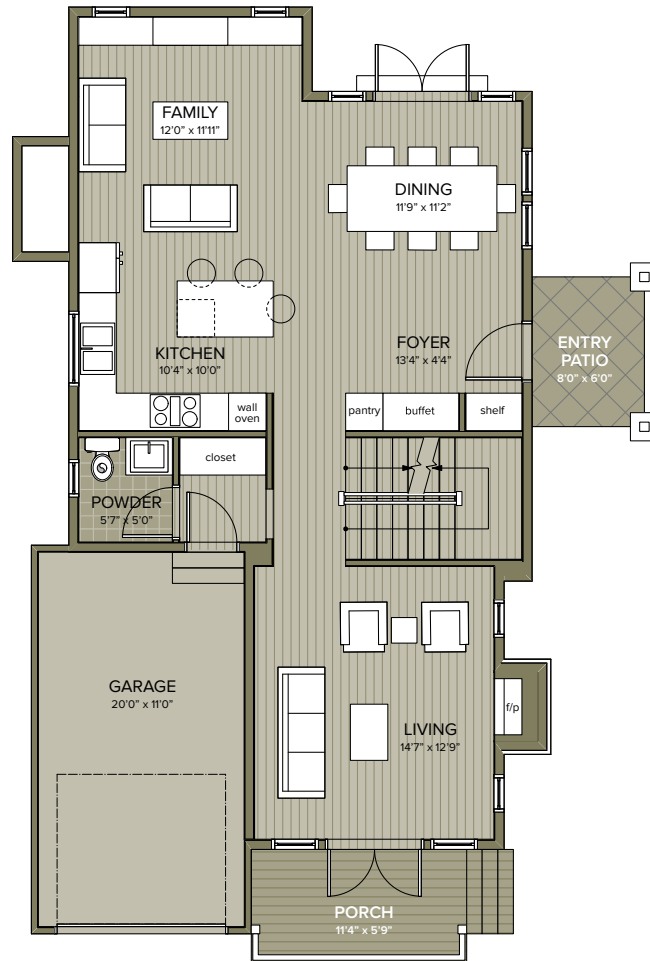


AMBLESIDE MEWS

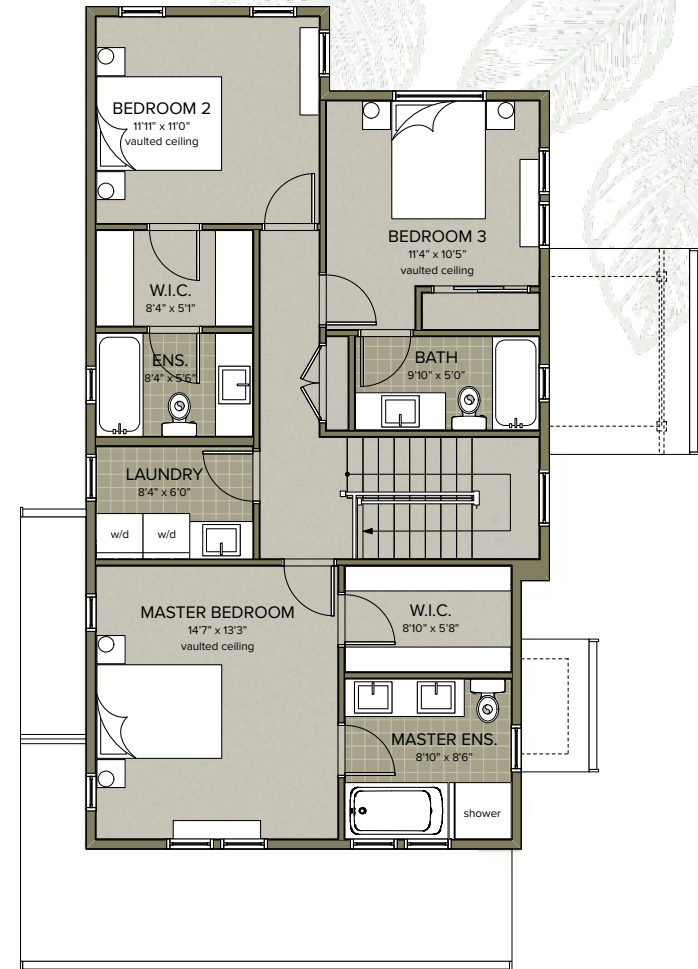




900 SQ FT



911 SQ FT



1,045 SQ FT

1177 12th STREET

4 BEDROOM, LIVING: 2,856 SQ FT approx.
PLUS APPROX 120 SQ FT OF COVERED PORCH AREA

Floorplans are representations only and may not be accurate. E.& O.E.

