

## Proudly Presenting



### 41 Ames Circle

Denlow School District!

Truly a rare find in the Denlow neighbourhood. A perfect alternative to a condo. A spacious, sun-filled and updated bungalow with 10ft ceilings, a large pie shaped, private, park-like, fenced-in yard, a 22.11' x 13.4' deck and large hot tub on a much sought-after street on the west side of Banbury. See the long list of improvements inside. Superb, convenient location. 4,050 sq. ft. of total living space. Walk to Denlow Public School, York Mills C.I., Windfields Middle School and Etienne Brule. Close to good public, private and Catholic schools, Shops at Don Mills, York Mills Gardens, Banbury Community Centre, Windfields Park, Edwards Gardens, parkettes and TTC. Minutes to downtown. Easy access to highways and more!

**Offered at \$2,388,800**



Ecko Jay · Broker of Record

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Your Neighbourhood Realtor With A Proven Track Record!

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## Main Level

Foyer	5.11' X 5.5'	<ul style="list-style-type: none"><li>• 10 ft ceiling</li><li>• Jatoba hardwood floor</li><li>• California double closet with built-ins</li><li>• Pot lights</li></ul>
Living Room/ Den	12'10' X 10'10"	<ul style="list-style-type: none"><li>• 10 ft ceiling</li><li>• Large windows</li><li>• French door</li><li>• Wall to wall built-in closet</li><li>• Jatoba hardwood floor</li><li>• Pot lights</li></ul>
Dining Room	20'3" X 12'11"	<ul style="list-style-type: none"><li>• 10 ft ceiling</li><li>• Large windows</li><li>• Jatoba hardwood floor</li><li>• Built-in credenza</li><li>• Pot lights</li></ul>
Kitchen	19'8" x 10'10"	<ul style="list-style-type: none"><li>• 10 ft ceiling</li><li>• Custom designed</li><li>• Renovated</li><li>• Open concept</li><li>• Large waterfall granite centre island with drawers</li><li>• Walk-out to deck and garden</li><li>• Quartz accent wall</li><li>• Jatoba hardwood floor</li><li>• Pot lights</li></ul>
Family Room	15'7" x 14'11"	<ul style="list-style-type: none"><li>• 10 ft ceiling</li><li>• Wood burning fireplace</li><li>• Walk-out to deck and garden</li><li>• Open concept</li><li>• Family size</li><li>• Jatoba hardwood floor</li><li>• Pot lights</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Updated</li><li>• Pot lights</li><li>• Jatoba hardwood floor</li></ul>

See Virtual Tour: [www.41ames.com](http://www.41ames.com)

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## Main Level

(cont'd)

Primary Bedroom	20'9" x 13'2"	<ul style="list-style-type: none"><li>• Can be converted back to 2 bedrooms</li><li>• Overlooks garden</li><li>• 4 double closets</li><li>• Custom shutters</li><li>• Pot lights</li><li>• Broadloom</li></ul>
Ensuite	1 x 3 piece	<ul style="list-style-type: none"><li>• Presently roughed-in (to be completed by buyer)</li><li>• Custom shutters</li></ul>
2nd Bedroom	10'4' x 9'11"	<ul style="list-style-type: none"><li>• Jatoba hardwood floor</li><li>• California double closet with built-ins</li><li>• Custom shutters</li><li>• Pot lights</li></ul>

## Lower Level

Media Room / Theatre	29.1' x 23.9'	<ul style="list-style-type: none"><li>• Open concept</li><li>• Wet Bar</li><li>• Broadloom</li><li>• Pot lights</li><li>• Custom wall-to-wall built-in closet</li></ul>
Games Room	16.9' x 11.1'	<ul style="list-style-type: none"><li>• Broadloom</li></ul>
3rd Bedroom	12.6' x 11.6'	<ul style="list-style-type: none"><li>• Bamboo floor</li><li>• Closet</li><li>• Vanity with faucet</li></ul>

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## Lower Level

(cont'd)

Gym	23.11' x 10.10'	<ul style="list-style-type: none"><li>• Can be easily converted back to 2-bedrooms</li><li>• Bamboo floor</li><li>• Mirrored walls</li><li>• Pot lights</li><li>• Storage closet</li></ul>
Study/Music Area	12. 8' x 11.7'	<ul style="list-style-type: none"><li>• Pot lights</li></ul>
Laundry Room	6.5' x 5.7'	<ul style="list-style-type: none"><li>• Renovated</li><li>• Cabinets</li><li>• Pot lights</li></ul>
Washroom	1 x 3 piece	<ul style="list-style-type: none"><li>• Renovated</li><li>• Glass shower with rain shower</li><li>• Pot lights</li></ul>

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## ~ List of Improvements ~

(As Per Sellers)

### Front Hall

California closets  
Raised 8' internal doorway height  
Pot lights on dimmers  
Jatoba hardwood floors

### Dining Room

Pot lights on dimmers  
Storage unit  
Jatoba hardwood floors

### Den/Living Room

Storage  
Pot lights  
Jatoba hardwood floors

### Kitchen/Family Room

New cupboards throughout  
Built in Kitchen Aid Architect appliances  
with Bosch dishwasher  
(48" fridge, 36" gas cooktop)  
Granite Island  
Pot lights  
Jatoba hardwood floors

### Main Floor Bathroom

California shutters  
Pot lights  
Jatoba hardwood floors

### Bedroom

California shutters  
California closets  
Pot lights  
Jatoba hardwood floors

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# 41 Ames Circle

## ~ List of Improvements ~ (cont'd..).

### **Primary Bedroom**

California shutters  
4 double closets

### **Fitness Room**

Pot lights  
Bamboo floors  
Storage closet

### **Downstairs bedroom**

Vanity with faucet  
Pot lights  
Bamboo floors  
Storage

### **Downstairs Laundry**

Samsung washer & dryer  
Recessed lighting  
Granite floors  
Cabinets

### **Downstairs Bathroom**

Shower  
Recessed lighting  
Granite floors

### **Media Room**

Recessed lighting  
Epson projector with 120' tensioned drop down  
screen wired for 7 channel audio  
Storage

### **Other**

New garage door & opener  
Converted from baseboard electric  
heat to ducted gas  
Air conditioning  
New roof - 2012  
New windows upstairs (9)  
and basement (3)  
Hot Tub - 2011

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## ~ Inclusions\* ~

Stainless steel:  
Kitchen Aid 48" Architect Series  
side-by-side fridge/freezer  
Kitchen Aid 30" Architect Series  
combination microwave/  
convection oven  
Kitchen Aid 36" Architect Series  
commercial style gas rangetop  
Kitchen Aid 36" Architect Series  
canopy hood  
Bosch dishwasher with  
integrated trim panel.  
Samsung front-load washer  
Samsung front-load dryer  
Window coverings  
Built-ins  
Home theatre projector  
and 120" screen  
Wall-mount T.V. 'as is'  
Electric light fixtures  
Hot water tank (owned)  
Garage door opener + 1 remote  
Underground sprinkler system 'as is'  
(front and back)  
Central air conditioner (owned)  
Furnace (owned)  
200 Amp service

## ~ \*Please Exclude ~

Speakers  
Electric light fixtures  
in dining room and kitchen

## ~ Amenities ~

Superb, convenient location.  
Walk to Denlow Public School, York Mills  
C.I., Windfields Middle School and Etienne  
Brule. Close to good public, private and  
Catholic schools, Shops at Don Mills, York  
Mills Gardens, Banbury Community Centre,  
Windfields Park, Edwards Gardens,  
parkettes and TTC. Minutes to downtown.  
Easy access to highways and more!

## ~ Negotiable ~

A total of 236 square feet of  
12" x 24" unused white marble tiles  
for the bathroom

**Taxes:** \$ 11,368:48 / 2022

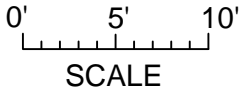
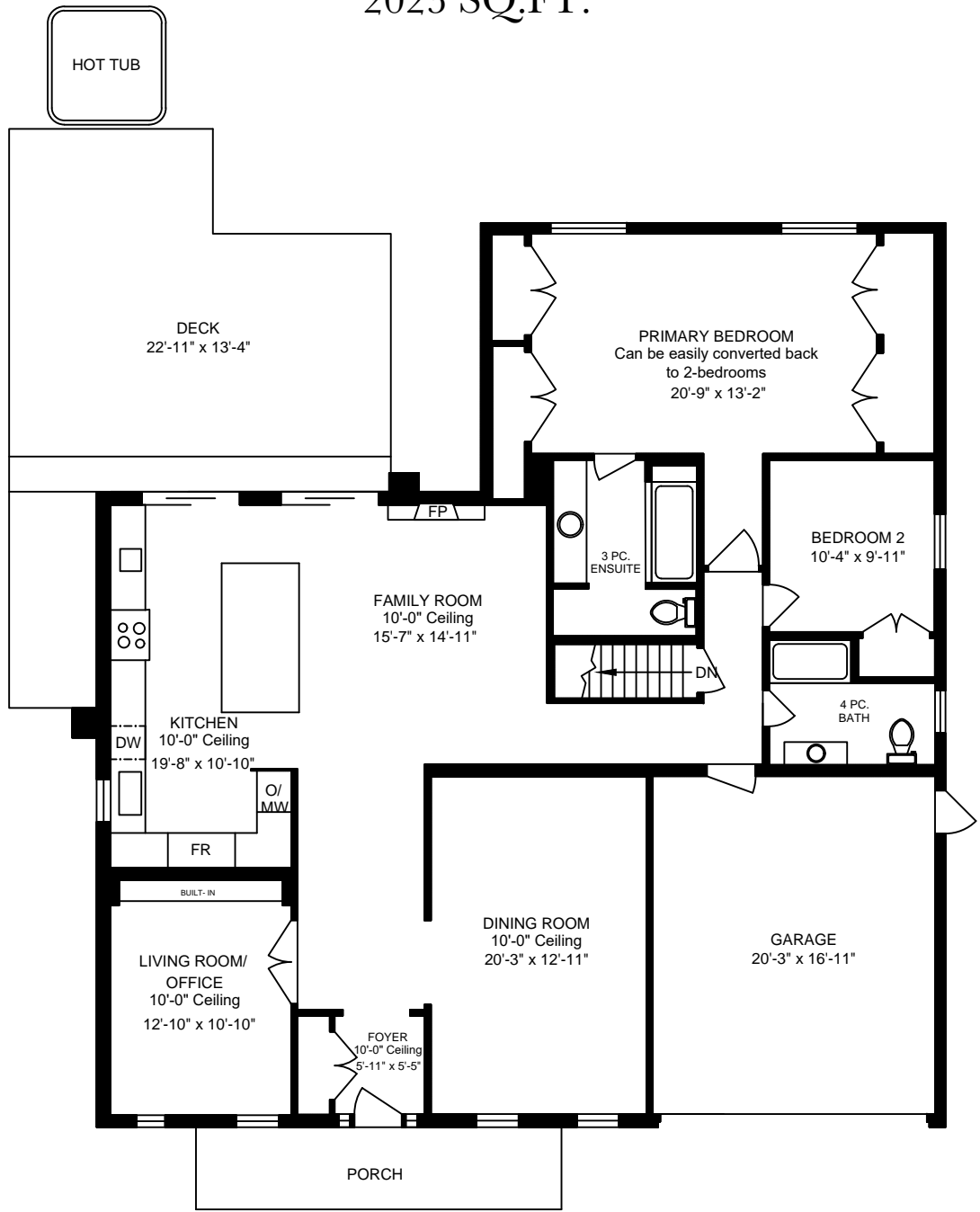
**Heating:** Forced Air Gas/Central Air

**Lot Size:** 62' X 135' Rear: 77'  
(pie-shaped as per survey)

**Possession:** End of July/To be arranged

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MAIN FLOOR  
2023 SQ.FT.

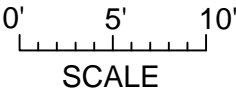
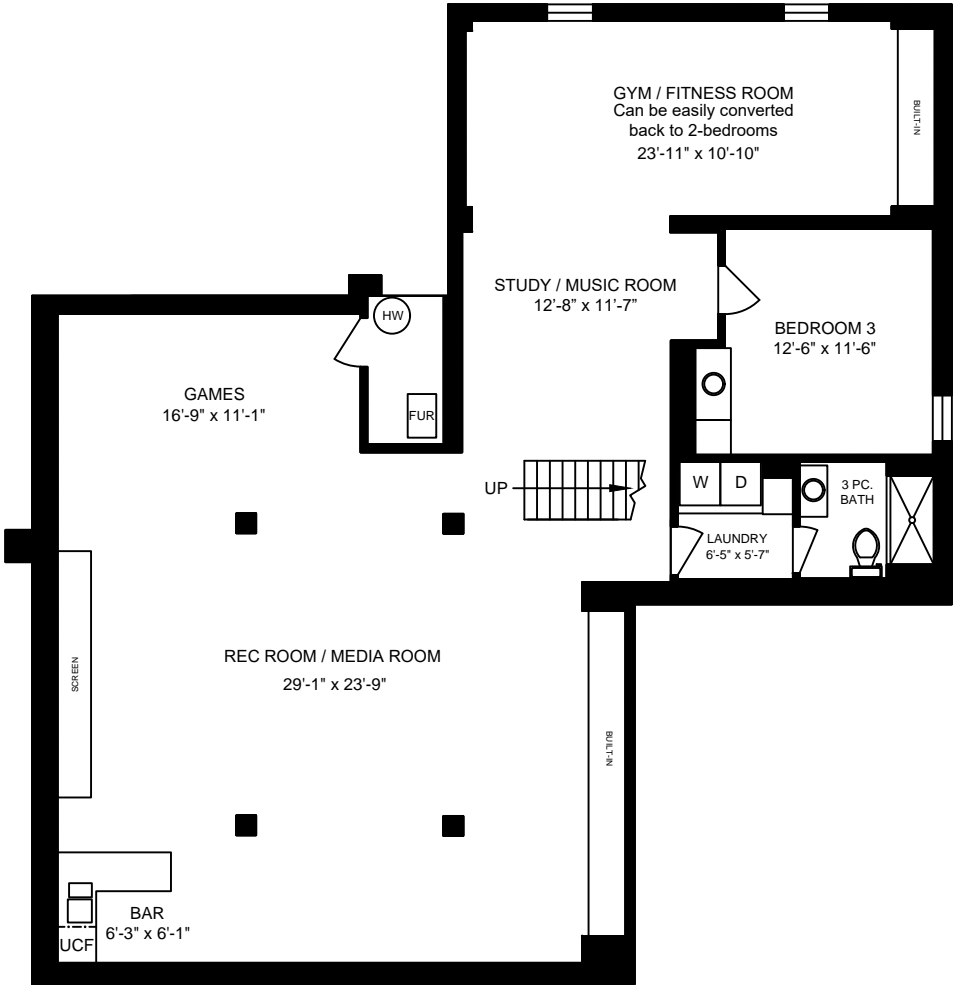


41 AMES CIR. APRIL 21, 2023 PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	2023	369	499
LOWER	2025		
TOTAL	4048	369	499

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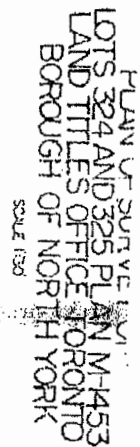
LOWER FLOOR  
2025 SQ. FT.



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HUMAN CONST LTD  
21 MILLS RD,  
LUSCOT



AMES

CIRCLE

ALGIA 1972 JOHN WASHINGTON OIL LAND SURVEYOR  
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# THANK YOU

... for taking the time to consider this property.  
I will be more than happy to answer any questions you might  
have regarding this property or any other properties  
in this neighbourhood.

What is your house worth?

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## HAVE A NICE DAY!

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