

RINA DIRISIO
REAL ESTATE, BUT BETTER



68 ANNSLEYWOOD COURT

KLEINBURG



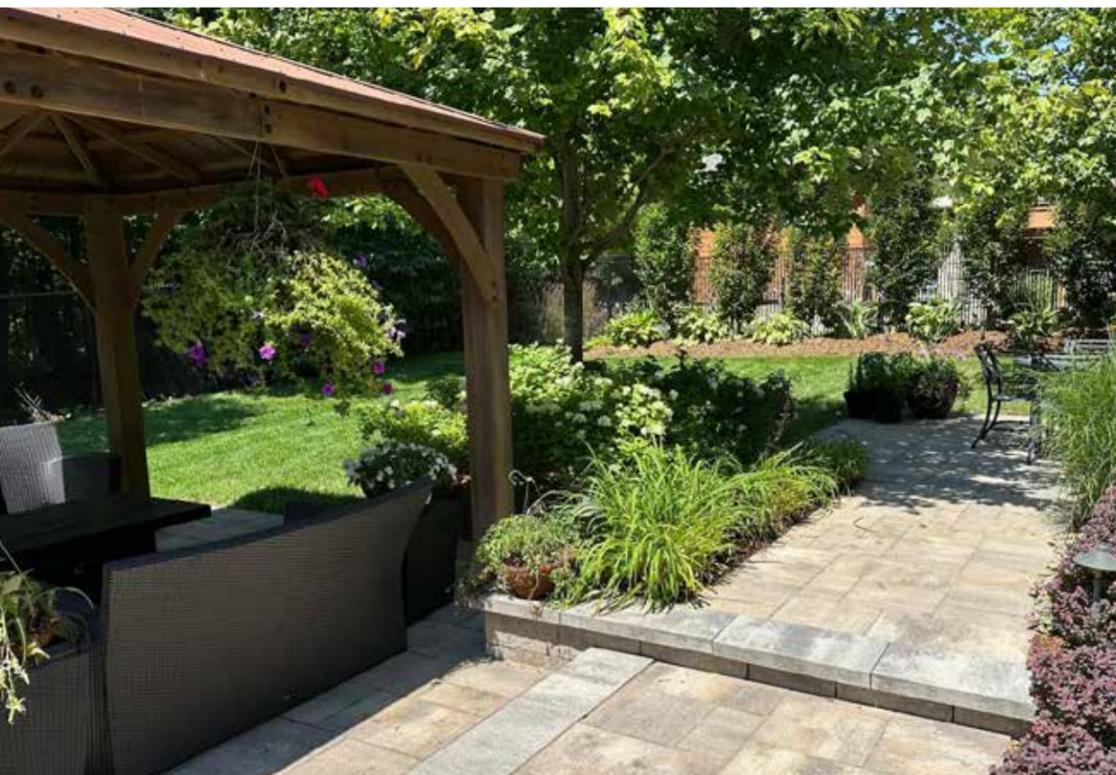
WELCOME TO KLEINBURG HERITAGE ESTATES, ROSEHAVEN HOMES' DEBUT PLATINUM COMMUNITY. AN EXCLUSIVE COLLECTION OF ONLY 44 DISTINCTIVE HOMES SET ON RARE 60' TO 70' LOTS.

Right in the heart of the highly sought-after Kleinburg community, this exquisite, like-new 5+1-bedroom, 5.5-bathroom home with a magnificently finished walkout basement awaits its new family. Here, a sophisticated sense of style and accomplishment, elevated by distinctive finishes and exceptional architectural craftsmanship, brings quality and elegance to the ultimate level. Enjoy an exceptional location just steps from downtown Kleinburg and the McMichael Art Gallery, a 20-minute walk (or 6-minute bike ride) to Bindertwine Park and the William Granger Greenway-Humber Trail for scenic hiking, only 2 minutes to Copper Creek Golf Club, 7 minutes to Highway 427, and about a minute to Highway 27 with convenient connections to Pearson International Airport and the 407 ETR.

This home has all the exterior and interior features of the Rosehaven Platinum Home Collection, plus the additional Signature Platinum Details found at Rosehaven's Kleinburg Heritage Estates (see details in the feature book), along with extensive upgrades and additions by the current original owner. This luxurious premium residence is elevated further by its southwest exposure and its coveted deep ravine lot overlooking the Humber River. Extensive landscaping by Cedar Springs, including a flagstone porch, walkway, interlocking stone in the rear yard patios, covered areas, and gazebo, numerous mature trees, plantings, lighting, cedar upper deck with metal railings, deluxe fencing, and an irrigation system.

Everything you see and touch, inside and out, is upgraded; high, smooth finished ceilings, several cathedral, tray ceilings throughout and a coffered ceiling in the office, high-quality hardwood flooring on all levels, premium deep crown mouldings on two levels, custom Hunter Douglas Silhouette blinds, extensive pot lights, integrated speakers and Crestron audio system, high-end Wolf and Sub-Zero appliances, custom Downsview and Barzotti cabinetry, two gas fireplaces, two walkouts, two oak staircases, one service staircase and the main staircase spans three levels and features black iron pickets- the list goes on and on! Elite brands such as Sub-Zero, Wolf, Downsview, Barzotti, Kohler, and an Elan (Home Automation and Security System). Enlarged basement windows, two air conditioners, two furnaces, a sump pump, an On Q Legend (home networking system), a 200-amp electrical panel and a 100-amp sub-panel, upgraded CertainTeed roof shingles with a limited lifetime warranty, and this home exceeds current Energy Star ratings (assessed by a third-party energy rater).

The main floor comprises an elegant private living room and a separate dining room for entertaining, a secluded main-floor office, a family room with custom cabinetry and a gas fireplace, and the chef's kitchen, which is spectacular and walks out to the large cedar deck with views of the ravine and Humber River. Upstairs are five generous bedrooms, all with ensuite privileges, and a beautifully upgraded laundry room. The tranquil primary bedroom invites rest, relaxation, and ultimate pampering, with an enormous 5-piece ensuite featuring a large soaker tub and a separate glass shower. The professionally designed and finished walkout basement offers solid hardwood flooring, a complete kitchen, a media room with custom cabinetry and a high-output gas fireplace, a sixth bedroom/gym, and a large 4-piece bathroom.



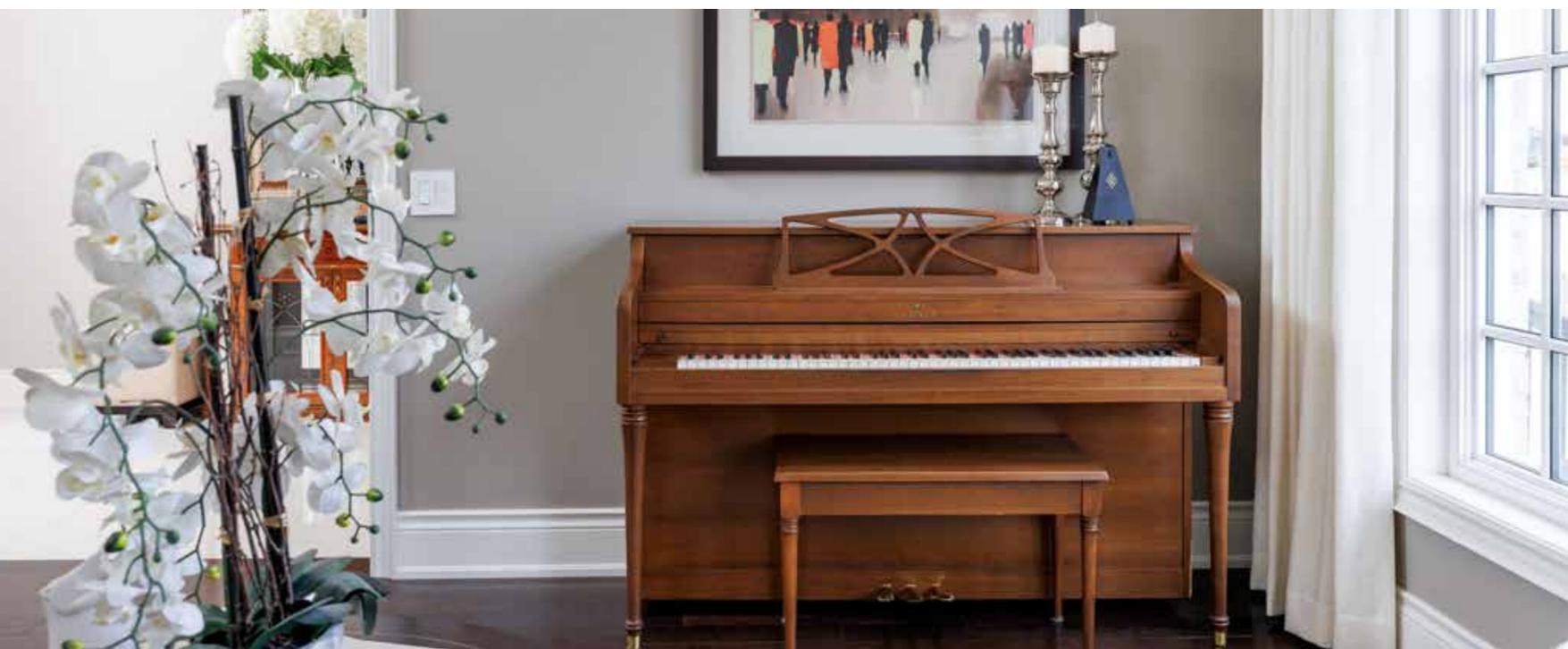
FOYER

- Upgraded dark mahogany woodgrain 42" x 8' tall fibreglass insulated single door entry
- Elegant tray ceiling with premium crown mouldings
- Pot lights
- Oversized polished neutral floor tiles
- Deep baseboards and casings
- Striking curved oak staircase open to the lower level with deluxe metal pickets
- An additional oak service staircase is in the mudroom
- Ten-foot smooth ceilings on the main floor, 9-foot smooth ceilings on the second level (some 10-foot tray ceilings) and in the basement
- Double closet in the back hall area



LIVING ROOM (13'11" X 12'0")

- Tray ceiling with deep crown mouldings
- Pot lights and a crystal candle-style chandelier
- High-quality hardwood flooring
- Oversized window with a transom, custom Hunter Douglas Silhouette blind and designer draperies



DINING (13'11" X 13'10")

- Tray ceiling with deep crown mouldings
- Perimeter pot lighting
- Built-in audio speakers linked to the Crestron system
- Two large windows with custom Hunter Douglas Silhouette blinds and designer draperies
- High-quality hardwood flooring

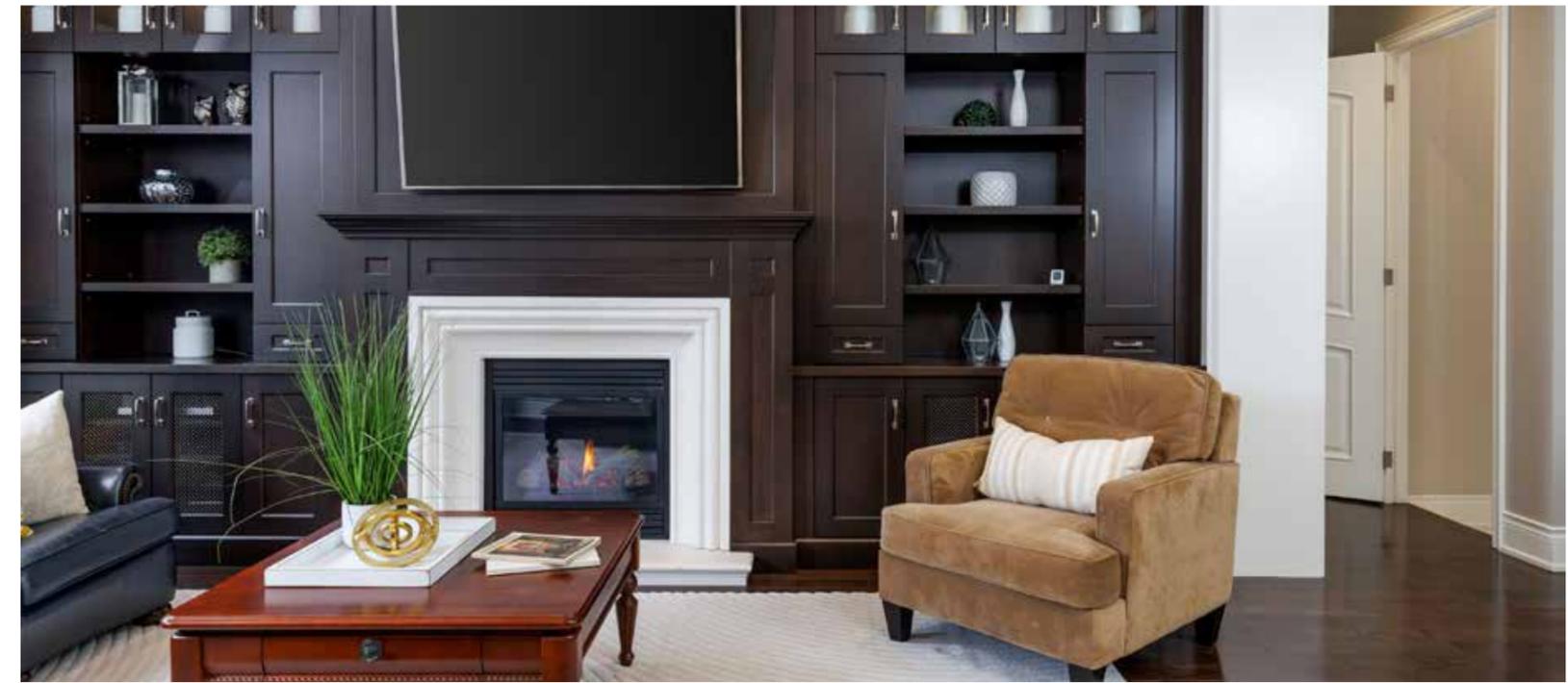


KITCHEN (21'11" X 14'9")

- Custom Downsview kitchen with floor-to-ceiling 2-colour cabinetry
- Extended height upper cabinets with illuminated top display cabinets, crown mouldings, and valance lighting
- Numerous drawers, including pot drawers
- Upgraded, enlarged island with a breakfast bar
- Custom range hood fan canopy
- Separate walk-in pantry with hardwood flooring and upgraded Downsview dark-finished shelving
- Stone counters and a premium subway tile backsplash with a subtle inlay above the cooktop
- Reverse osmosis water purification system with faucet
- Premium deep crown mouldings
- Neutral oversized polished floor tiles
- Large windows with custom blinds and woodland views
- Extensive pot lighting
- Two full-sized integrated Sub-Zero fridge/freezers, a Wolf 48" 6-burner plus griddle gas cooktop, a built-in Sub-Zero under-counter beverage/wine fridge, a built-in Wolf wall oven and microwave oven, and a built-in Miele dishwasher
- Spacious breakfast room with built-in surround sound speakers linked to the Crestron system, chandelier, and double garden doors to the huge upper deck







FAMILY ROOM (12'7" X 17'11")

- High-quality hardwood flooring
- Large window with a transom, custom Hunter Douglas Silhouette blind and woodland views
- Premium deep crown mouldings
- Pot lights
- Built-in surround sound system linked to the home theatre
- Floor-to-ceiling and wall-to-wall custom Barzotti dark-stained cabinetry
- Gas fireplace with an upgraded precast stone surround and prewired for a flat panel TV above





OFFICE (12'11" X 11'0")

- French door
- High-quality hardwood flooring
- Impressive, coffered ceiling with premium deep crown mouldings
- Pot lights and dish-style chandelier
- Oversized window with custom Hunter Douglas Silhouette blind and designer draperies

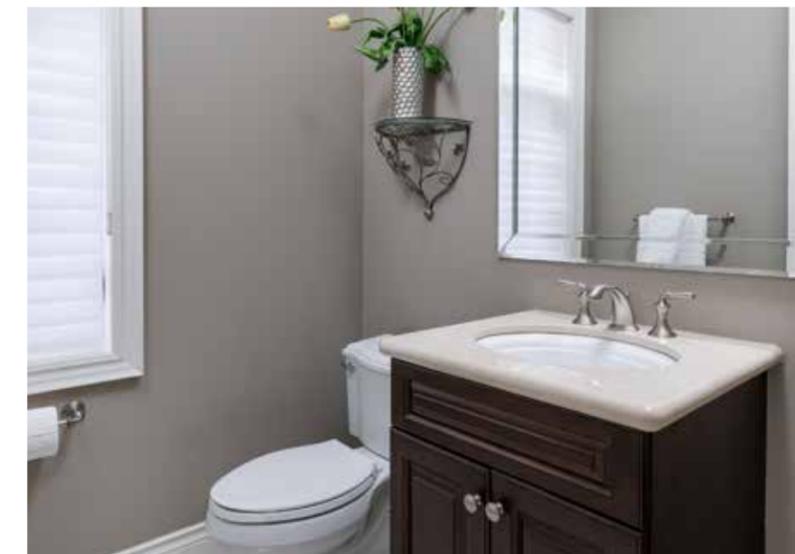


MUDROOM

- Premium deep crown mouldings
- Oversized polished stone-look floor tiles
- Second oak staircase to the lower level
- Closet
- Inside entry to the attached triple garage with Rhino Floortex epoxy flooring, custom black steel cabinets, and three garage door openers

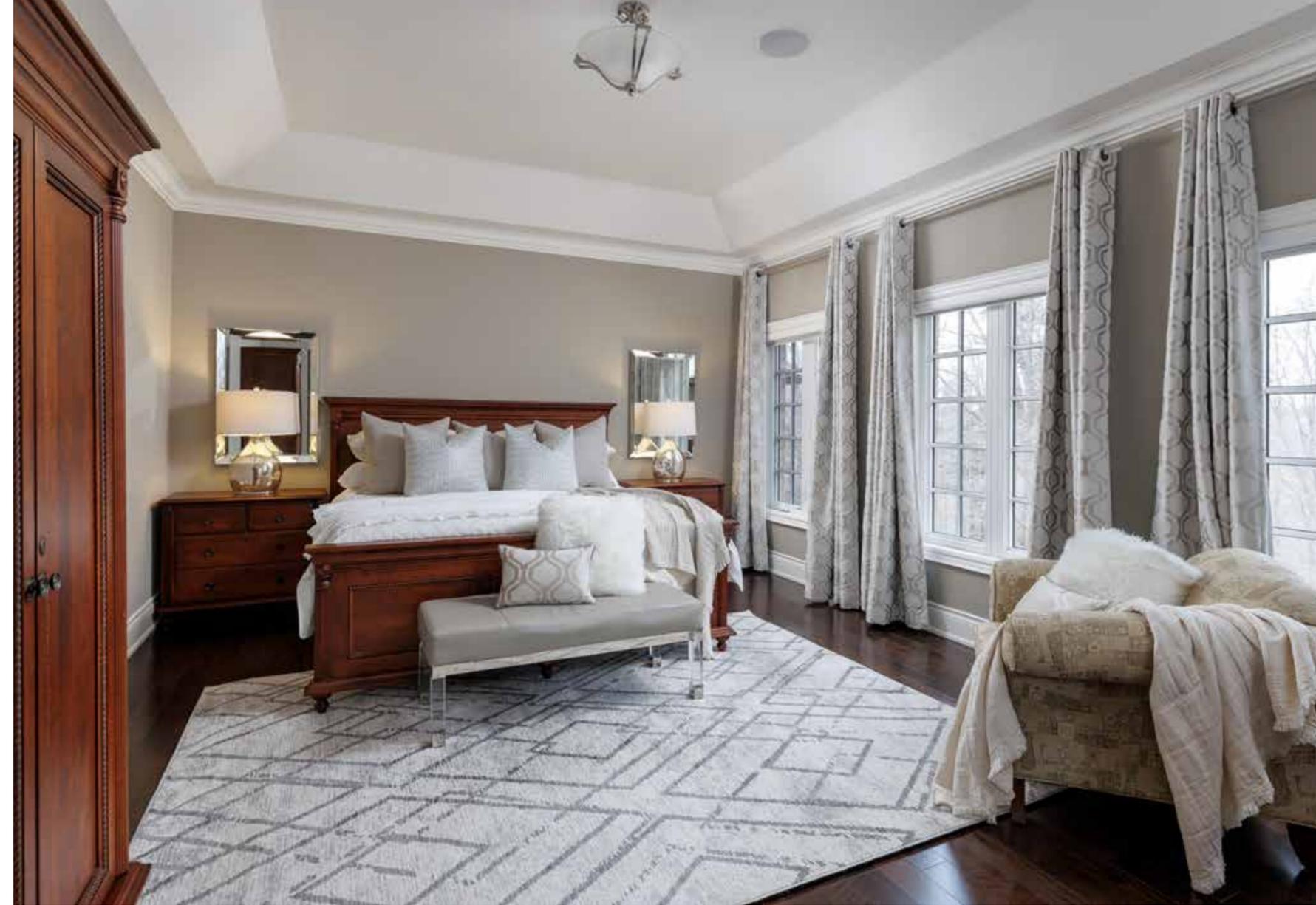
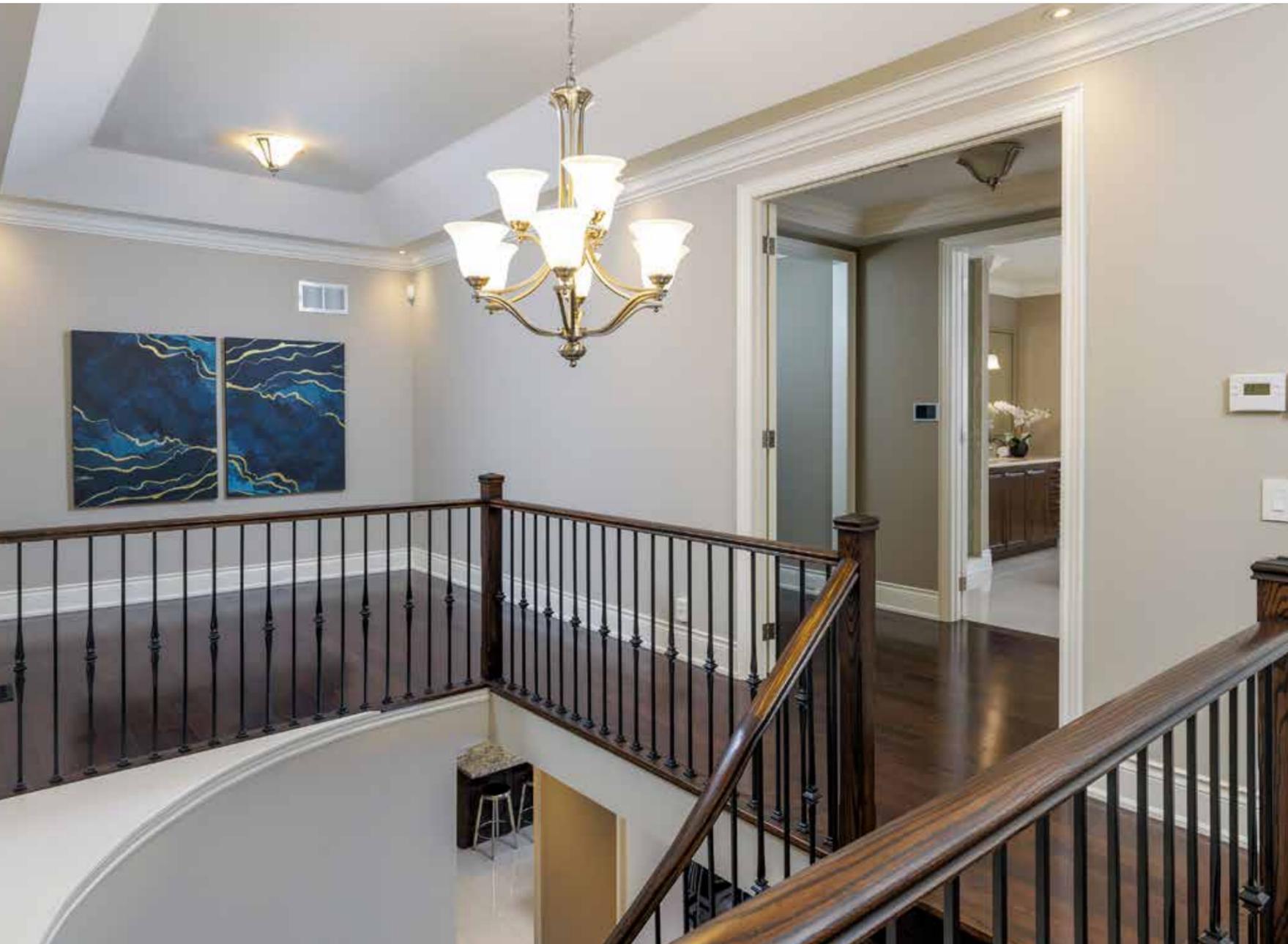
BATHROOM (2-PIECE)

- Premium deep crown mouldings
- Oversized polished neutral floor tiles
- Modern candle-style crystal chandelier
- Furniture-style dark-stained cabinetry with a stone counter and under-mount sink
- Large window with a custom Hunter Douglas Silhouette blind



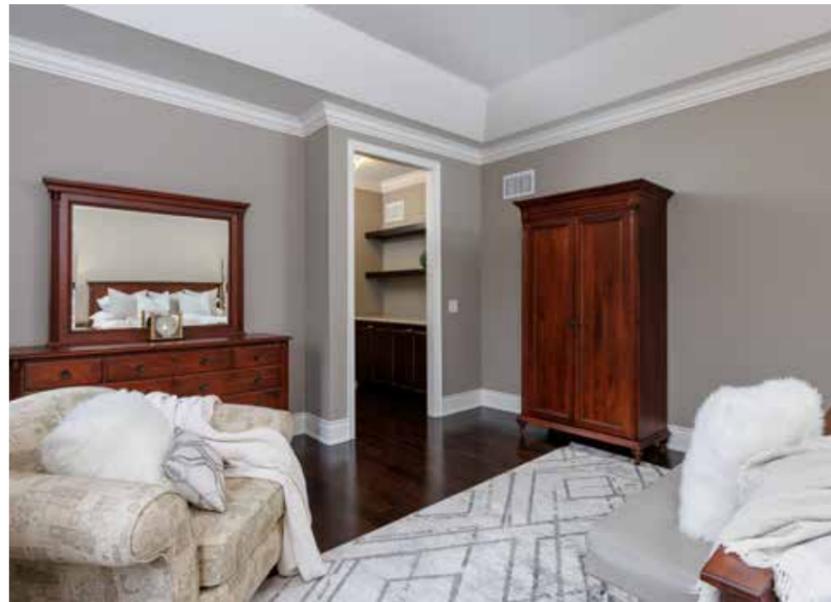
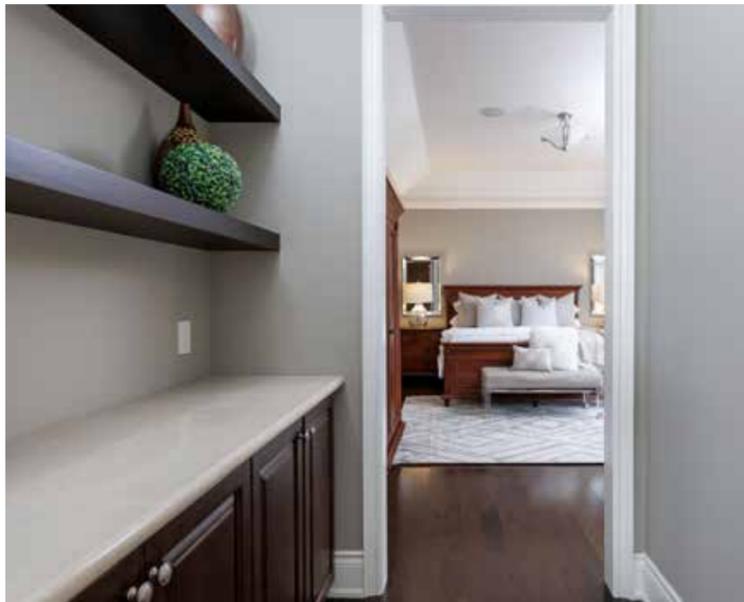
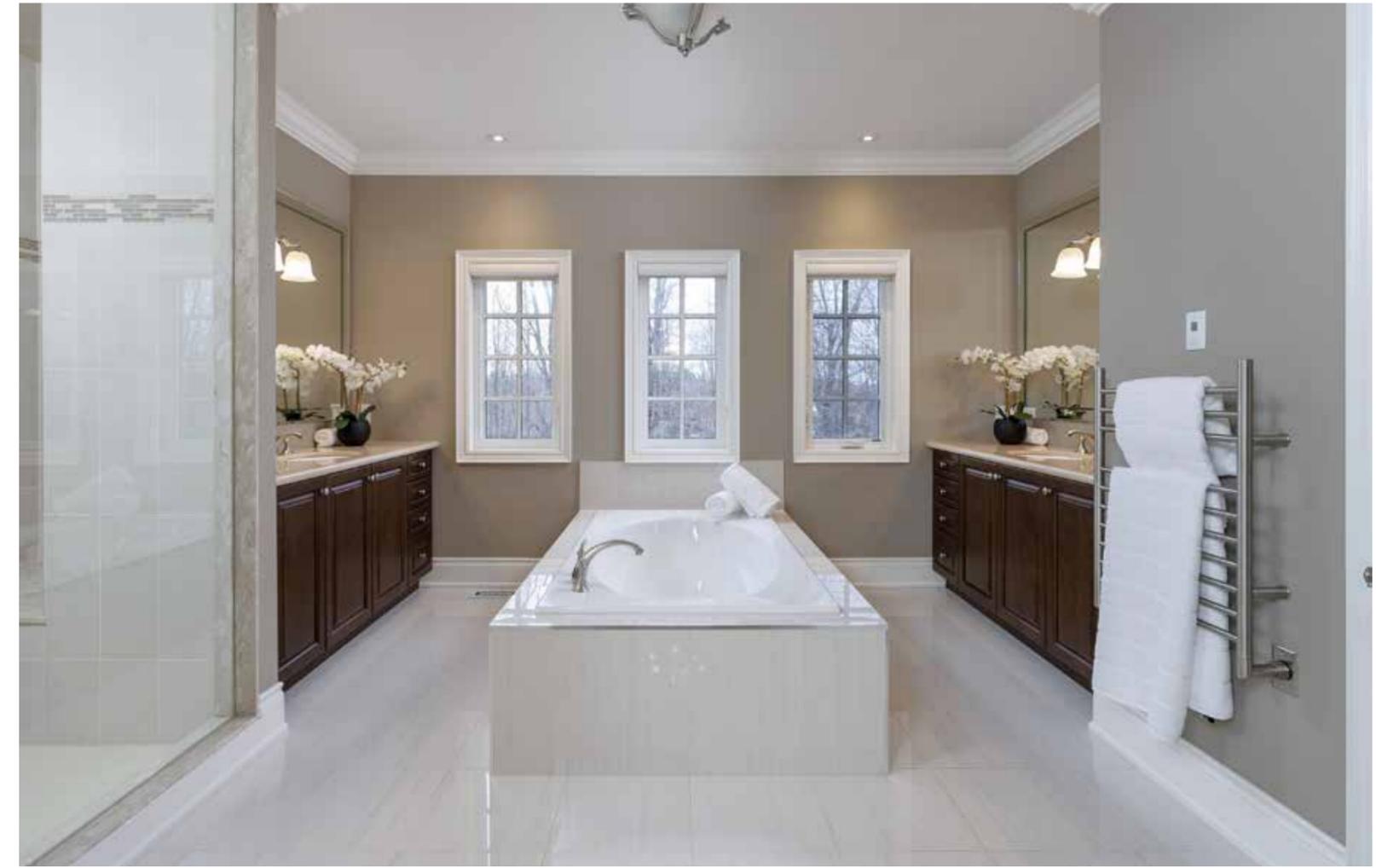
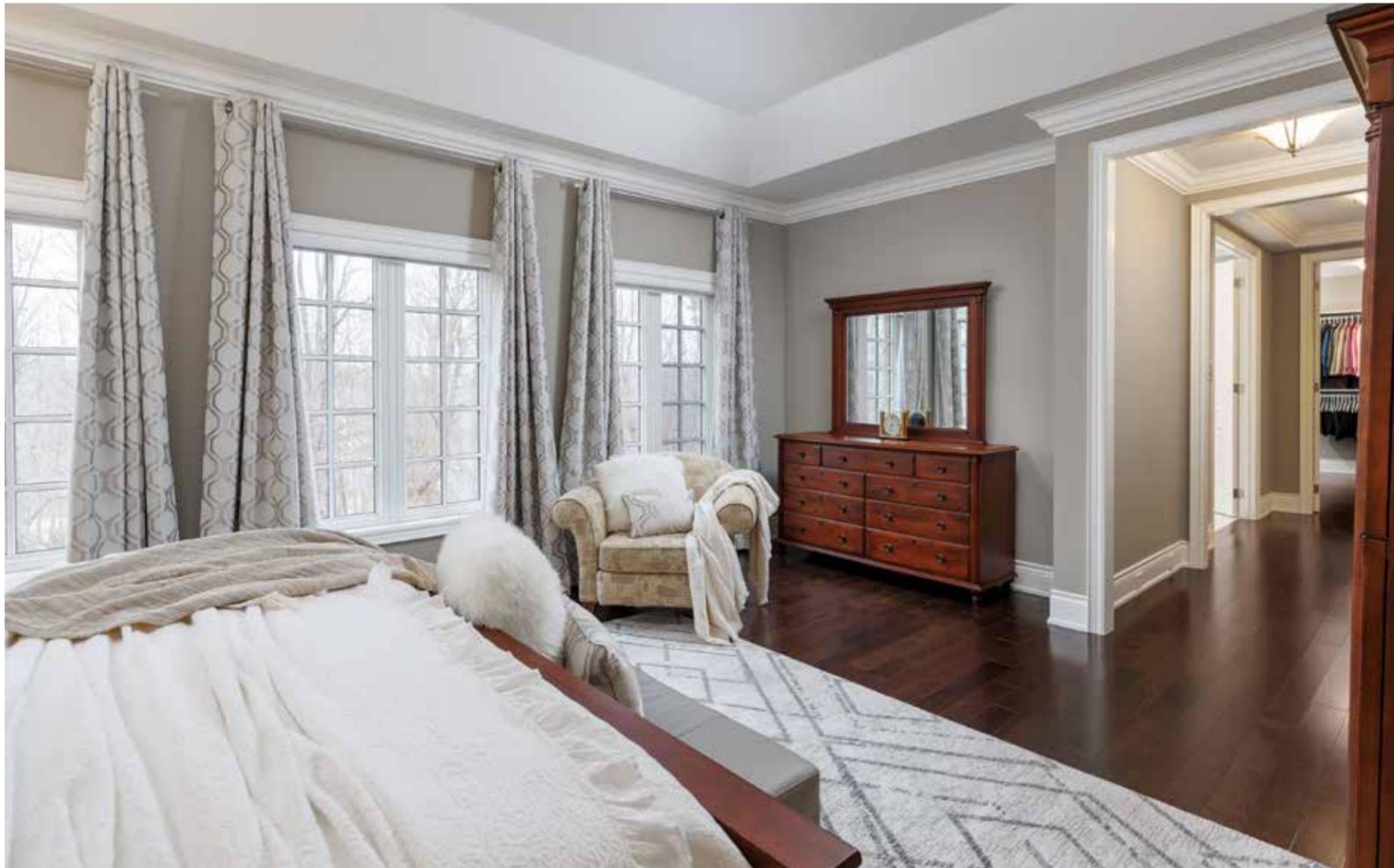
UPPER HALL

- Tray ceiling over the staircase and in hall area
- Premium deep crown mouldings
- High-quality hardwood flooring
- Pot lighting, semi-flush ceiling lights, and a chandelier over the staircase
- Built-in audio speaker linked to the Crestron system



PRIMARY BEDROOM (19'5" X 14'4")

- Separate entrance vestibule with premium deep crown mouldings
- High-quality hardwood flooring
- Tray ceiling with premium deep crown mouldings and a semi-flush ceiling light fixture
- Built-in audio speakers linked to the Crestron system
- Three large windows with custom Hunter Douglas Silhouette blinds and designer draperies
- Servery area with dark-stained cabinetry, stone counter and custom Barzotti upper floating display shelves
- Amazing oversized walk-in closet with a linear window grouping and custom organizer with double wardrobe hanging space, built-in display and shoe shelving



ENSUITE BATHROOM (5-PIECE)

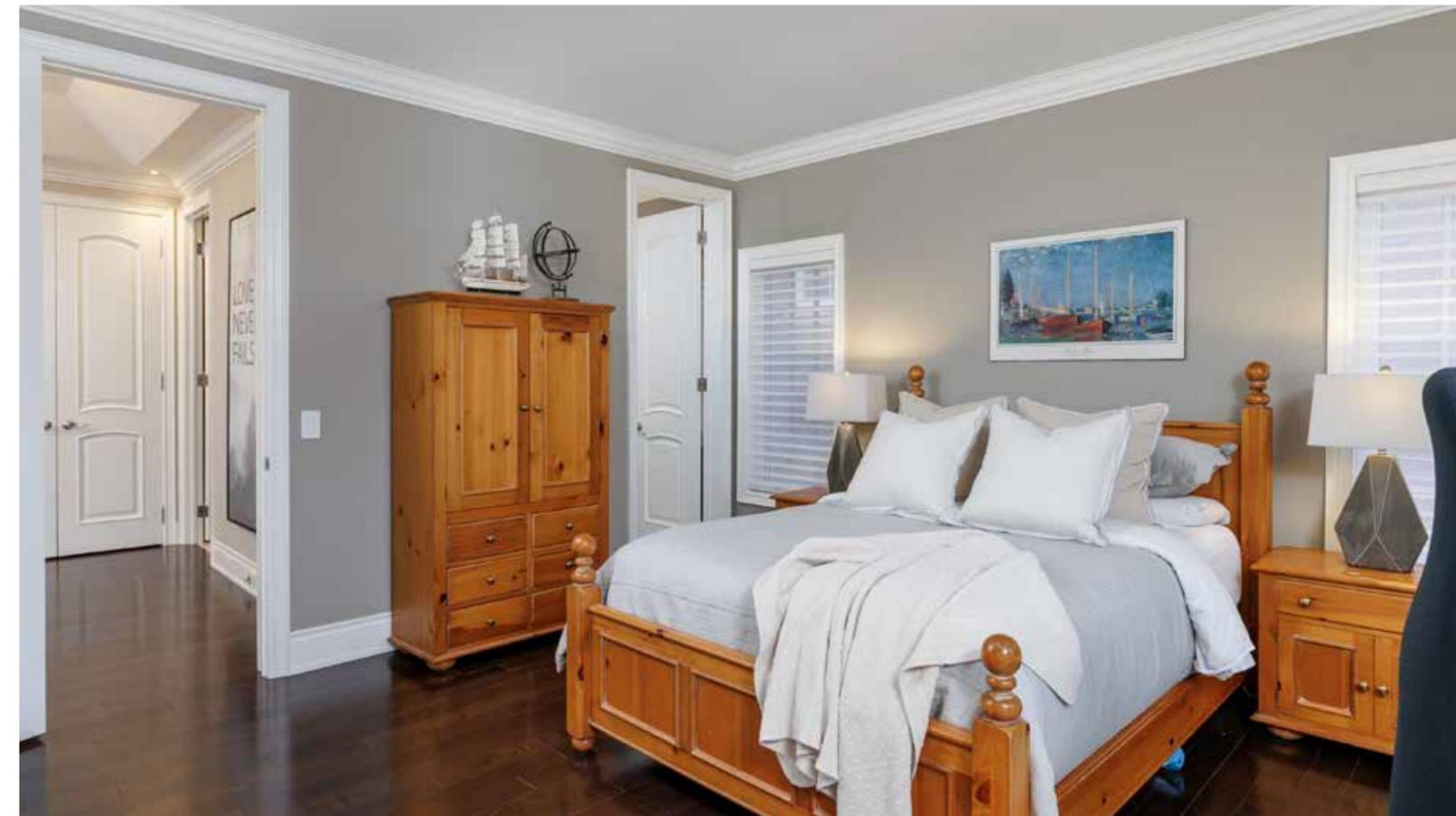
- Two separate dark-stained vanities with a bank of drawers
- Stone counters with under-mount sinks
- Three large windows with custom Hunter Douglas Silhouette blinds and treetop and Humber River views
- Premium deep crown mouldings
- Pot lights, vanity lights, and a semi-flush ceiling light
- Heated, oversized, polished stone-look floor tiles
- Generous oval soaker tub with polished tile surround
- Wall-mounted towel warmer
- Enormous glass shower with neutral tile surround
- Separate water closet for the toilet





BEDROOM 2 (16'10" X 14'3")

- Partial cathedral ceiling with an oversized Palladian window and 2 additional windows with custom Hunter Douglas Silhouette blinds
- Premium deep crown mouldings
- High-quality hardwood floor
- Semi-flush ceiling light fixture
- Eight-foot closet with custom shelving



ENSUITE BATHROOM (3-PIECE)

- Deluxe dark-finished cabinetry
- Stone counter with an under-mount sink
- Oversized polished stone look floor tiles
- Premium deep crown mouldings
- Gigantic glass shower with neutral tile surround and ceiling tiles





BEDROOM 3 (14'1" X 10'1")

- High-quality hardwood flooring
- Deep crown mouldings
- Eight-foot closet with custom shelving and two doors
- Semi-ensuite privileges with an access door to the 4-piece bathroom shared with bedroom 4

BATHROOM (4-PIECE)

- Dark-stained cabinetry with a bank of drawers
- Stone counter with an under-mount sink
- Premium deep crown mouldings
- Separate room for the tub/shower and toilet with neutral tile surround and ceiling tiles
- Window with a custom Hunter Douglas Silhouette blind



BEDROOM 4 (12'0" X 16'4")

- Partial cathedral ceiling accommodating a large Palladian window with a custom Hunter Douglas Silhouette blind
- High-quality hardwood flooring
- Premium deep crown mouldings
- Eight-foot closet with custom shelving





BEDROOM 5 (12'11" X 16'11")

- High-quality hardwood flooring
- Partial raised ceiling with a huge Palladian window and an additional side window
- Custom Hunter Douglas Silhouette blinds
- Premium deep crown mouldings
- Eight-foot closet with custom shelving

ENSUITE BATHROOM (4-PIECE)

- Dark-stained cabinetry with a bank of drawers
- Oversized neutral floor tiles
- Tub/shower combination with neutral tile surround and ceiling tiles
- Linen closet



LAUNDRY ROOM

- Floor-to-ceiling, custom Barzotti cabinetry
- Extended-height upper cabinets with crown mouldings and under-cabinet lighting
- Base cabinet with a large, moulded washtub
- Stone countertops and premium tile backsplash
- Deep crown mouldings
- Oversized polished stone-look floor tiles
- Built-in LG steam washer and steam dryer with a stainless steel finish
- Window with a custom Hunter Douglas Silhouette blind to the side yard



RECREATION/GAMES ROOM (35'11" X 18'3")

- High-quality hardwood flooring
- Double garden doors to the outdoor covered terrace
- Open-concept area open to the media room and to the wet bar area

MEDIA ROOM

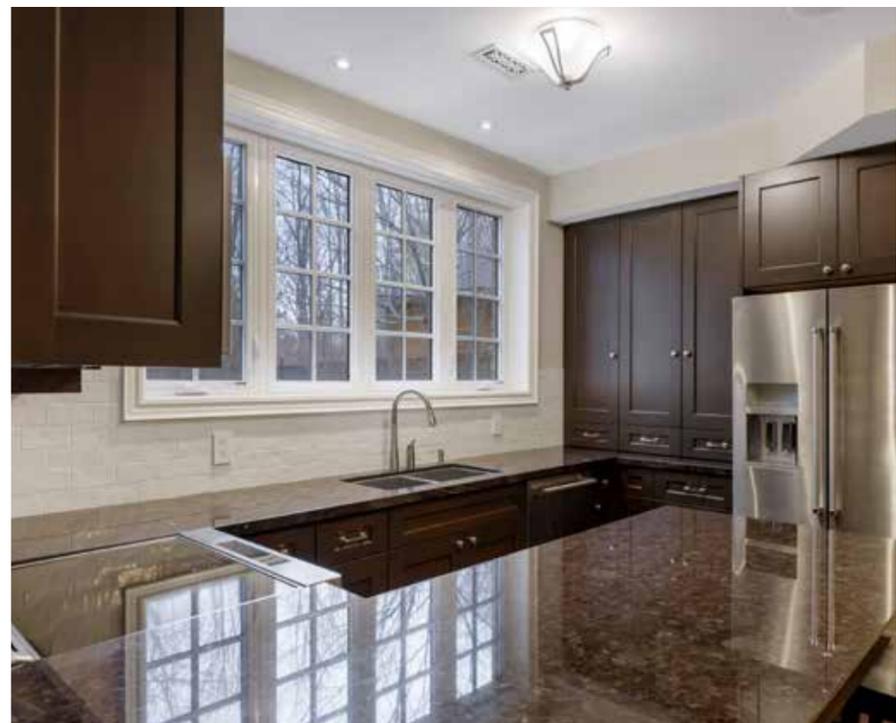
- Wall-to-wall and floor-to-ceiling custom Barzotti built-in cabinetry
- High-output gas fireplace with a dark-stained mantel, prewired for home theatre and flat panel TV
- High-quality hardwood flooring
- Pot lights
- Large above-grade window





KITCHEN (13' X 7'11")

- Deluxe dark-stained cabinetry
- Stone counters and premium tile backsplash
- Peninsula/island with an extended counter for seating
- Stainless steel appliances, including a French door fridge with water/ice dispenser
- Pot lights and a flush-mount ceiling light
- Built-in audio speaker linked to the Crestron system
- Oversized above-grade window



BATHROOM (4-PIECE)

- Dark-stained cabinetry with a stone counter and under-mount sink
- Oversized polished neutral floor tiles
- Tub/shower combination with neutral tile surround and ceiling tiles
- Window



BEDROOM 6/GYM (18'9" X 17'11")

- High-quality engineered hardwood flooring
- Two windows
- Several semi-flush ceiling lights
- Double closet with custom, built-in shelving
- Semi-ensuite privileges with an access door to the 4-piece bathroom

SCHOOLS

Elementary

Kleinburg PS – English – PK – GR08

Lorna Jackson PS (Designated catchment school) – PK – GR08

Elder's Mills PS (Designated catchment school) – GR01 – 08

École Élémentaire La Fontaine - FI – PK – GR06

Pope Francis CES (Designated catchment school) – English – PK – GR08

ÉEC Le-Petit-Prince (Designated catchment school) – PK – GR06

Secondary

Emily Carr SS (Designated catchment school) – GR09 - 12

ÉS Norval-Morrisseau (Designated catchment school) FI – GR07 - 12

St. Jean de Brebeuf CSS (Designated catchment school) – GR09 - 12

ÉSC de l'Ascension (Designated catchment school) - GR07 – 09



Lot Size: 60.13 X 131.47 Feet

Taxes: \$14,903/ 2025

Inclusions: TTwo kitchen fridges, one basement fridge, gas cooktop, built-in ovens, beverage fridge, washer, dryer, all window coverings, all electric light fixtures (except as noted), garage door openers and remotes, black steel garage cabinets, basement media room TV, irrigation system, garden lighting.

Inclusions: Dining room chandelier





FLOOR PLANS





All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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WE SELL REAL ESTATE
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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.