

# 144 HOWLAND AVENUE

## Features & Upgrades

### MAIN LEVEL

- Large foyer with closet
- Hardwood floors throughout
- Powder room
- Additional storage under stairs

#### *Living Room*

- Bay Window
- Pot Lights
- Wood burning fireplace with marble surround

#### *Dining Room*

- Crown molding
- Wall molding
- Pot lights
- Large west facing windows

#### *Kitchen*

- Large centre island with white marble
- Island overhang for additional seating
- White marble backsplash
- Stainless steel appliances
  - 6 burner wolf gas range and hood vent
  - Miele dishwasher
  - Jenn-Air fridge
  - Wine fridge
  - Microwave
- Deep, stainless-steel sink
- Walk-out to large deck

### SECOND LEVEL

- Hardwood floors throughout
- Upper-level laundry
- 4-piece bathroom
- Additional Furnace & Air Conditioner controlling 2nd and 3rd levels

#### *Bedroom*

- Currently set up as a family room/bedroom combination
- Exceptional natural light with large bay window
- Wood burning fireplace
- Custom murphy bed/desk with additional storage
- Pot lights

#### *Bedroom*

- Large west facing window
- Closet with built in organizer

#### *Bedroom*

- West facing window
- Wardrobe

### THIRD LEVEL

#### *Office / Nursery*

- Hardwood floors
- Large east facing window
- Separate room

#### *Bedroom*

- Hardwood floors
- Sitting area
- Large windows
- Pot lights
- Walk-in closet with custom cabinetry

#### *Ensuite Bathroom*

- Remodelled in 2025
- Free standing soaker tub
- Glassed-in shower
- Double vanities
- Pot Lights
- Marble floor

### LOWER LEVEL

- Self-contained 1 bedroom apartment
- 4-piece bathroom
- Additional laundry
- Ample storage
- Kitchen featuring full sized fridge, stove & dishwasher
- AC / Heating controlling basement & 1st floor
- New furnace (2021)

### EXTERIOR

- Extra wide 25.58 x 150-foot-deep lot
- Spacious deck
- Patio stoned seating area
- Storage shed
- Roof update (2025)
- Chimney rebuild (2024)

