

# 837 Broadview Avenue TH#1

Playter Estates



A spectacular urban chic upgraded end unit 3+1 bedroom freehold townhouse in the coveted neighbourhood of Playter Estates by renowned architect Richard Wengle. Only three years new, this home features 2,128sf of contemporary interior space on three storeys and a finished lower level. The stunning open concept main floor features high ceilings and quality finishes throughout with a gorgeous white lacquer chef's kitchen and a living room with custom built in cabinetry and a walk out to a private deck offering the best "turn-key" living that Toronto has to offer. This exceptionally stylish and rarely available 3-storey townhouse has three storeys of luxurious living space plus a finished lower level with direct underground garage access. Beautifully appointed, this home offers the perfect blend of modern design and casual elegance, making it a fabulous place for both entertaining and enjoying casual time with your family.

Spacious and bright, the open concept main floor with soaring ceilings, a magnificent floating staircase and a glass wall features a gorgeous chef's kitchen with centre island, Caesarstone countertops and dining area. The living room is built for contemporary urban living complete with custom built-ins and a walk-out to the private deck and barbecue.

The third floor master bedroom can only be described as a luxurious and elegant retreat. This stunning private suite boasts a spa like 5 piece ensuite, a large walk-in closet and a private balcony with city views. With two additional bedrooms, a five-piece washroom and laundry on the second floor, it is the perfect family home. The fully finished lower level has above grade windows, custom built-ins, direct garage access, the mechanicals room and storage.

Located in the prestigious neighbourhood of Playter Estates and the highly rated Jackman School catchment, with one car underground garage parking, this convenient location is within walking distance to the vibrant Danforth corridor and all that this family friendly neighbourhood has to offer including a multitude of shops and restaurants, great schools, parks and transportation. Just move in and enjoy!

MAIN FLOOR: 616 square feet with hardwood flooring, halogen pot lights, crown moulding and 10 ft ceilings  
FOYER: Built in cabinetry | Tile floor | Control pad for security system

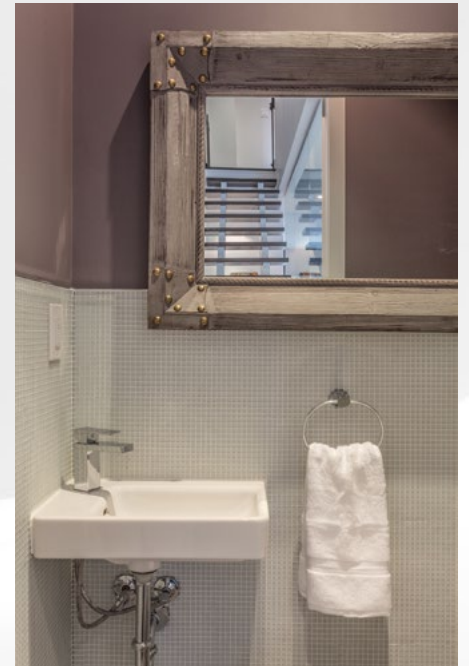


DINING ROOM: Open concept | Picture window with custom blinds | Contemporary light fixture | Built in cabinetry





**KITCHEN:** Large windows throughout main floor provide abundant natural light | Magnificent "FLOATING STAIRCASE" is focal point of this contemporary space | Centre island with Caesarstone counters | Custom white lacquer cabinetry with custom backsplash | Built in floating shelving | Stainless steel KitchenAid 5-burner gas stove & exhaust fan | Stainless steel Samsung refrigerator & freezer | Built in Blomberg integrated dishwasher | Built in KitchenAid microwave | Stainless steel KitchenAid oven



**FAMILY ROOM:** Custom built in cabinetry (white lacquer with wood inset) | Walk out to deck with gas barbeque | Wall mounted TV and speaker with integrated space for components

**POWDER ROOM:** 2 piece powder room | Tile floor



SECOND FLOOR: 616 square feet with 9 ft ceilings, hardwood flooring, crown moulding & halogen pot lights throughout



**SECOND BEDROOM:** Large window with custom blinds | Two closets with built in organizers | Floating shelves



**THIRD BEDROOM:** Large window with custom blinds | Double closet with built in organizers



**LAUNDRY ROOM:** Oversized with Samsung washer and dryer

**5 PIECE BATHROOM:** Services 2nd and 3rd bedrooms | Double sink vanity with Caesarstone countertop and wall-to-wall mirror | Glass enclosed shower/tub combination



THIRD FLOOR: 558 square feet with 9 ft ceilings, skylight, hardwood flooring, halogen pot lights & crown moulding



**MASTER BEDROOM:** Private suite with pocket door for privacy | Picture window and custom blinds | Oversize walk-in closet with built-in organizers | Balcony

**5-PIECE ENSUITE WASHROOM:** Oversize glass enclosed shower with rain shower head | Contemporary freestanding soaker tub | Large custom vanity with 2 sinks, Caesarstone countertop and medicine cabinet mirrors | Skylight | Private water closet



LOWER LEVEL: 338 sf with an above grade window, broadloom and direct garage access

**RECREATION ROOM:** Custom built in cabinetry | Broadloom | Closet, storage and utilities room



ADDITIONAL INFORMATION:

MAINTENANCE: \$284.11 per month for 2016 common elements component including garbage removal and garage

HEATING/COOLING: Gas Forced Air and Central Air Conditioning

PARKING: Underground garage with one car parking

TAXES: \$5,676.56 (2016)

POSSESSION: To Be Determined

INCLUSIONS:

- Stainless steel KitchenAid 5-burner gas stove & exhaust fan
- Stainless steel Samsung refrigerator & freezer
- Built-in Blomberg integrated dishwasher
- Built-in KitchenAid microwave
- Stainless steel KitchenAid oven
- Samsung Washer and dryer
- Central vacuum and equipment
- Smart monitoring system (contract to be assumed)
- Broadloom where laid
- All electric light fixtures (except as excluded below)
- All window coverings
- Garage door opener

EXCLUSIONS:

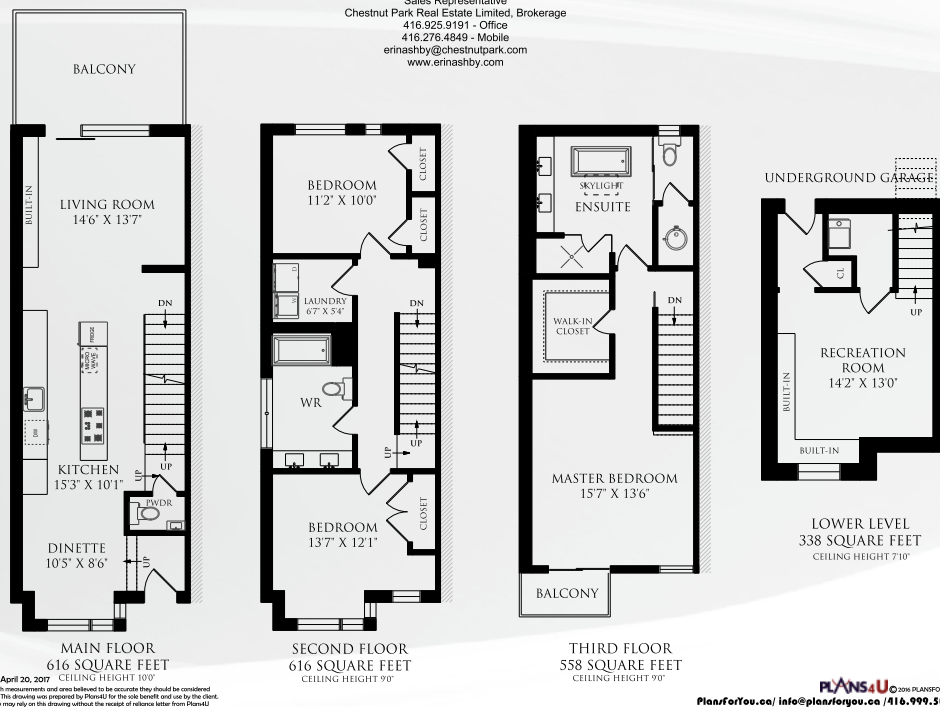
- Wall mounted TV and Sonos system
- Baby gates and brackets
- Weber BBQ
- Outdoor furniture
- Master bedroom sconces

RENTAL ITEMS:

- Hot water tank
- Alarm contract

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OFFERED FOR SALE AT \$ 1,399,000

Offers, if any, kindly reviewed on Thursday May 4, 2017 @ 7:00pm at the house  
Seller kindly requests certified deposit or bank draft to accompany offer  
Carson Dunlop Pre-Listing Home Inspection Available Upon Request

THE ASHBY POOLE TEAM #2 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016\*\*\*

\*\*\*Gross Commission Earned



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