



CHRISTIE'S
INTERNATIONAL REAL ESTATE

35 1/2 Shudell Avenue

DANFORTH VILLAGE – “THE POCKET”

Chic design and modern luxury await you in this open concept, three-bedroom semi-detached home with parking in the trendy Danforth neighbourhood known as “The Pocket”. The consistency of design and high-quality finishes are evident throughout and the open concept main floor living space is perfect for both entertaining and casual living. This exceptionally stylish and well-appointed three-bedroom home features a gorgeous custom designed chef’s kitchen with centre island seating, a main floor powder room, mudroom which walks out to a private deck and parking, a lower level recreation room with adjoining office space and laundry room making for the best “turn key” living that Toronto has to offer.

Spacious and bright, the open concept main floor with a magnificent staircase features a gorgeous chef’s kitchen with centre island and breakfast bar seating for three people plus a separate formal dining area. The living room is built for contemporary urban living complete with a fireplace. A rare two-piece powder room and a mudroom with a walk-out to the private deck, barbeque and parking makes this a perfect family home.

The master bedroom can only be described as a luxurious and elegant retreat. This stunning private suite accommodates a king size bed and features a beautiful bay window and two large double closets. With two additional bedrooms and a five-piece washroom, the home provides a wonderful layout for professionals and young families. The fully finished lower level has above grade windows, a recreation room with adjoining office space, a three-piece washroom, a laundry room, a mechanicals room with storage and a walk out to the rear garden and parking.

Located in this coveted community with its own PCA (Pocket Community Association), you will enjoy meeting your neighbours at street parties, movie nights and events in Phin Park. This convenient and prime location gets a great walk score and is within walking distance to the vibrant Danforth corridor and all that this family friendly, tight knit enclave has to offer including a multitude of shops and restaurants, great schools, parks and transportation. Just move in and enjoy!

MAIN FLOOR:
Engineered oak wood flooring and LED pot lights throughout



- LIVING ROOM:**
- “Napolean” fireplace with contemporary wood mantle surround
 - Picture window with “Tonic Living” custom white linen/cotton draperies
 - Open concept
 - Stunning staircase is focal point of this contemporary space

- DINING ROOM:**
- Open concept
 - Picture window with “Tonic Living” custom white linen/cotton draperies
 - Contemporary light fixture



- KITCHEN:**
- Centre island with Silestone Quartz “White Zeus Extreme” countertop, oversize undermount sink, breakfast bar with three-person seating, built-in storage and recycling system
 - Custom designed white contemporary cabinetry, Silestone Quartz “White Zeus Extreme” countertops and marble backsplash
 - Additional custom built-in storage cabinetry with backlighting
 - Stainless steel GE Profile 5-burner gas stove & oven with warming drawer and built-in meat thermometer
 - Elica hood fan
 - Stainless steel GE side by side refrigerator and freezer with filtered water dispenser and ice maker
 - Built-in Bosch dishwasher
 - GE stainless steel microwave
 - Contemporary pendant lighting
 - Large windows throughout main floor provide abundant natural light





MUDROOM:

- Double glass doors walk out to deck and parking
- Two closets
- Contemporary light fixture



POWDER ROOM:

- 2-piece powder room
- Pendant light

SECOND FLOOR:

Engineered oak wood flooring and LED pot lights throughout



MASTER BEDROOM:

- Luxurious private suite accommodates a king size bed
- Gorgeous bay window and “Tonic Living” custom white linen/ cotton draperies (black-out lined)
- Two double closets with built-in organizers
- Contemporary light fixture



5-PIECE WASHROOM:

- Soaker tub with marble accent wall and contemporary light fixture
- Glass enclosed shower with marble walls and floor
- Custom vanity with two sinks and quartz countertop
- Heated marble floor
- Two mirrors and three sconces



2ND BEDROOM:

- Window with “Tonic Living” custom blind
- Closet with custom built-ins



3RD BEDROOM:

- Tandem rooms for storage and child’s room/nursery or office (space will accommodate a double bed)
- “Pax/Malm” storage system
- Track lighting

LOWER LEVEL:

Above grade windows, engineered wood flooring, recreation room with adjoining office space, three-piece washroom, mechanicals room with storage, laundry room and walk out to rear garden and parking



RECREATION ROOM/ADJOINING OFFICE SPACE:

- Open concept recreation room combined with office space
- Storage under stairs
- Above grade windows



LAUNDRY ROOM:

- Frigidaire silver Washer and Dryer
- Wooden countertop for folding
- Sink and storage cabinetry
- Walk out to rear garden and parking



THREE PIECE BATHROOM:

- Contemporary white lacquer vanity
- Glass enclosed shower
- Black ceramic tile floor

INCLUSIONS:

- GE Profile stainless steel 5-burner gas stove and oven with warming drawer
- Elica hood fan
- GE stainless steel side-by-side refrigerator & freezer
- Built-in Bosch integrated dishwasher
- GE stainless steel microwave
- Frigidaire washer and dryer
- Lennox programmable thermostat
- “Visual Comfort” electric light fixtures (except as excluded)
- All window coverings and hardware including custom shades and draperies from “Tonic Living”
- Hot water tank owned (2017)
- “Pax/Malm” storage system in third bedroom

EXCLUSIONS:

- Wall mounted TV & bracket in basement
- Mirrors in main floor foyer, 2-piece powder room, mirror in third bedroom above Malm dresser
- Scones and light fixture in 2nd bedroom
- Sonos system
- Weber BBQ
- Outdoor furniture

ADDITIONAL INFORMATION:

TAXES:	\$4,124.43 (2018)
POSSESSION:	To be determined
HEATING/COOLING:	Forced air gas and central air conditioning
PARKING:	Laneway parking

Seller kindly requests minimum 5% certified deposit or bank draft to accompany offer
Baker Street Pre-Listing Home Inspection & Aetna Termite Report Available Upon Request, No survey

The information in this feature sheet has been provided by principals and sources we believe are reliable.
Prospective Purchasers should satisfy themselves regarding its accuracy. All measurements are approximate



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