



20 Burkebrook Place, TH 15

Kilgour Estates

This spectacular, luxurious and upgraded townhome in coveted Kilgour Estates designed by Brian Gluckstein is situated in a prime location with clear views overlooking the breathtaking and mature ravine vistas. This 3 bedroom/ 3 bathroom townhome with private elevator access to all levels features 2,384sf of contemporary interior space (including finished lower level) + approximately 800sf of private exterior spaces with West exposure (including fenced-in courtyard, balcony & rooftop terrace) with direct underground garage access to two car parking and locker. Beautifully appointed, this townhome 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.

The stunning open concept main floor features high 10 ft. ceilings and quality finishes throughout with a gorgeous gourmet kitchen, living room with custom built-in cabinetry and gas fireplace, dining room, two-piece powder room, underfloor heating in the foyer and a walk out to your private fenced-in courtyard with gas BBQ hook-up offering the best “turn-key” living that Toronto has to offer.

The second floor master bedroom can only be described as a luxurious and elegant retreat. This stunning private suite boasts a spa like 5-piece ensuite, large walk-in closet with custom built-in organizers, gas fireplace and a private balcony with expansive ravine views. With two additional bedrooms and a four-piece washroom on the third floor and gorgeous/private rooftop terrace, it is the perfect family home. The fully finished lower level has a laundry room, recreation room with storage/wall unit, direct garage access to two car parking/locker and plenty of storage space.

Located in the prestigious enclave of Kilgour Estates in midtown Toronto this property features meticulous landscaping, serene walkways and luxurious amenities nestled in a glorious setting surrounded by ravines, walking trails and horse stables. In addition, this property is zoned for the highly rated Blythwood Junior Public School and enjoys two car underground parking and amenities galore! Walk to the vibrant Bayview/ Mt. Pleasant/ Yonge corridors and all that this family friendly neighbourhood has to offer including a multitude of shops and restaurants, excellent private/public schools, parks, transportation, Sunnybrook Hospital, Whole Foods and the Granite Club. Just move in and enjoy!

MAIN FLOOR:
666 SQUARE FEET, OPEN CONCEPT FLOOR PLAN, PRIVATE ELEVATOR,
HARDWOOD FLOORING, CROWN MOULDING AND 10 FT. CEILINGS



FOYER:

- Front door entry with phantom screen
- Dramatic oversized window with clear view overlooks ravine and provides abundant natural light
- Granite tiles with electric underfloor heating system
- Double coat closet
- Contemporary light fixture
- Recessed ceiling with crown moulding
- California shutters
- Walk-out to private fenced-in courtyard/gardens with gas BBQ/ water-valve hook-up and access to ravine (size: approx. 21' x 19' irregular)

LIVING ROOM:

- Dramatic oversized pass-through window with clear view overlooks ravine and provides abundant natural light
- Custom built-in cabinetry and glass shelves with integrated lighting
- Gas fireplace with decorative wood mantel and marble surround
- Wall mounted TV and speaker with integrated space for electronic components
- Recessed ceiling with crown moulding
- Hardwood floor
- Combined with dining room



DINING ROOM:

- Dramatic oversized window with clear view overlooks ravine and provides abundant natural light
- California shutters/ draperies and hardware
- Contemporary light fixture
- Oversized wall-mounted mirror
- Recessed ceiling with crown moulding
- Hardwood floor
- Combined with living room



KITCHEN:

- Gourmet eat-in open concept kitchen
- Custom cabinetry
- Breakfast bar seating for 2 people with pendant lighting above
- Granite countertops and linear tile backsplash
- Double stainless-steel sink with pull down sprayer faucet
- Pot lights
- Hardwood floor
- Frigidaire stainless-steel 4-burner electric stove and oven
- Frigidaire stainless-steel side-by-side refrigerator and freezer with water/ ice dispenser
- Frigidaire stainless-steel combination microwave/ hood fan
- Frigidaire stainless-steel dishwasher



POWDER ROOM:

- Two-piece
- Pedestal sink
- Marble floor

PRIVATE ELEVATOR:

- Services all levels
- Wood panelled
- Granite floor

SECOND FLOOR:

617 SQUARE FEET, PRIVATE ELEVATOR, HARDWOOD FLOORING, CROWN MOULDING AND 9 FT. CEILINGS

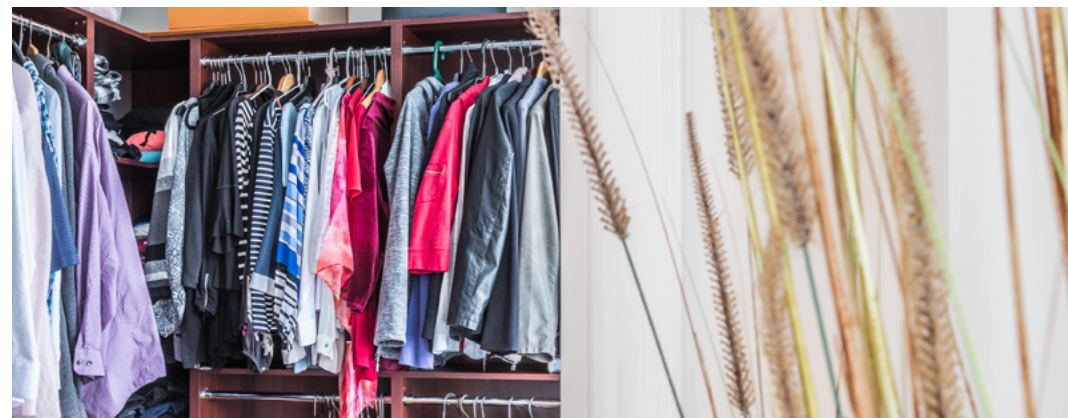


MASTER BEDROOM:

- Private master retreat with king size bed and clear view overlooking the ravine
- French doors with phantom screens to large private balcony with seating area (size: 9'8" x 8'1")
- Gas fireplace with decorative wood mantel and marble surround
- Wall mounted TV
- Walk-in closet with wall-to-wall custom built-in organizers
- Recessed ceiling with crown moulding
- California shutters
- Contemporary light fixture
- Hardwood floor

5-PIECE ENSUITE WASHROOM:

- Oversized glass enclosed shower with built-in bench seat and body sprays
- Custom double vanity with marble countertop and ample storage
- Soaker tub
- Marble floor



THIRD FLOOR:
597 SQUARE FEET, PRIVATE ELEVATOR AND HARDWOOD FLOORING



2ND BEDROOM:

- Large window with clear view overlooks ravine and provides abundant natural light
- Double closet
- Cable TV hook-up
- Recessed ceiling
- California shutters
- Chandelier
- Hardwood floor



3RD BEDROOM:

- Large window with clear view overlooks ravine and provides abundant natural light
- Double closet
- Cable TV hook-up
- Recessed ceiling
- California shutters
- Contemporary light fixture
- Hardwood floor

4 PIECE BATHROOM:

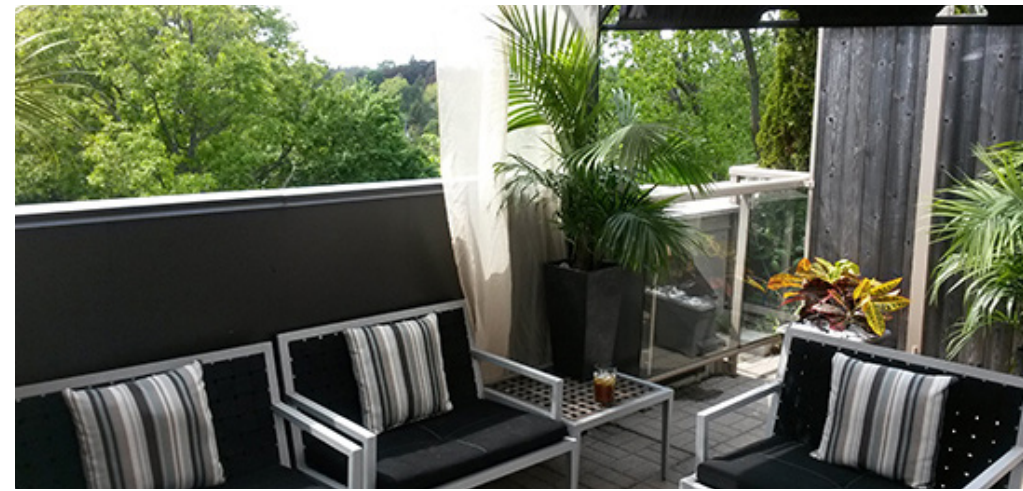
- Tub/shower combination
- Custom vanity with marble countertop and ample storage
- Marble floor
- Services the 2nd and 3rd bedrooms (ensuite from 2nd bedroom with hallway entrance as well)

FOURTH FLOOR:

181 SQUARE FEET + 320 SQUARE FOOT TERRACE,
PRIVATE ELEVATOR AND HARDWOOD FLOORING

TERRACE:

- Gorgeous and private rooftop terrace with expansive and clear ravine view
- Private elevator makes entertaining easy
- Closet with ample storage for outdoor cushions and other items
- Outdoor storage unit
- Hardwood floor



LOWER LEVEL:

323 SQUARE FEET WITH BROADLOOM, PLENTY OF STORAGE UNDER STAIRS AND DIRECT GARAGE ACCESS TO TWO CAR PARKING

RECREATION ROOM:

- Storage /wall unit system provides ample storage
- Broadloom

LAUNDRY ROOM:

- Maytag Maxima stacked washer and dryer
- Sink and storage
- Tile floor



ADDITIONAL INFORMATION:

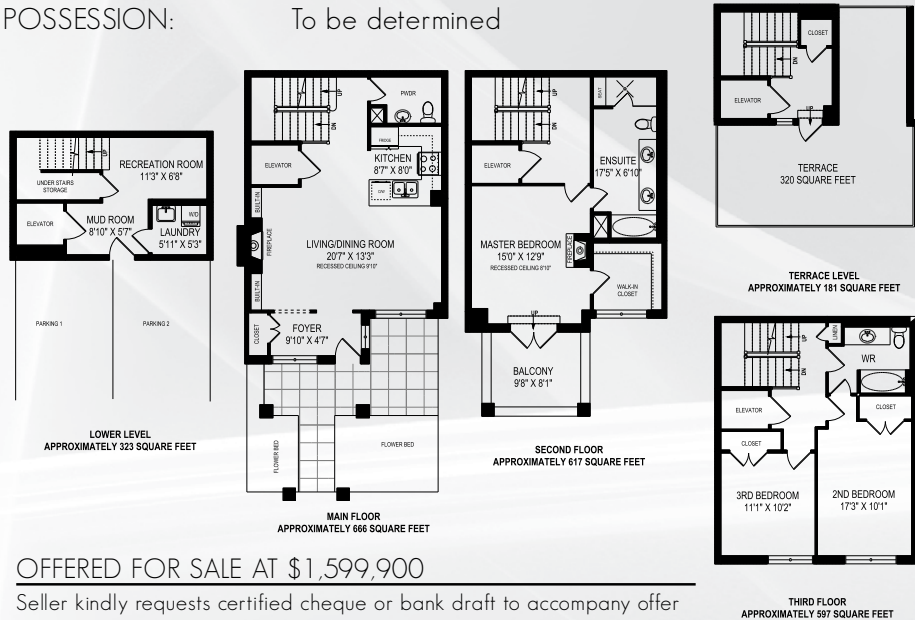
TAXES: \$6,186.40 (2017)

PARKING: 2 underground parking spaces
(Legal Level: A, Units 105 & 106)

MAINTENANCE: \$1,262.84/month in 2017 (\$1,308.23 effective
May 1, 2018) includes heat, A/C,
building insurance, common elements, parking,
water, at-unit weekly garbage/recycling pick-up
& weekly clean up of groundfloor outdoor area

LOCKER: 1 locker (Legal Level: B, Unit 406)

POSSESSION: To be determined



OFFERED FOR SALE AT \$1,599,900

Seller kindly requests certified cheque or bank draft to accompany offer

INCLUSIONS:

- Frigidaire stainless-steel 4-burner electric stove and oven
- Frigidaire stainless-steel side-by-side refrigerator and freezer with water/ ice dispenser
- Frigidaire stainless-steel combination microwave/ hood fan
- Frigidaire stainless-steel dishwasher
- All electric light fixtures
- All California shutters
- All Phantom screens
- All gas fireplace inserts
- Oversized wall-mounted mirror in dining room
- Wall-mounted television in master bedroom
- Wall-to-wall custom built-in organizers in master bedroom closet
- Contemporary media unit in 3rd bedroom (currently used as den/office)
- Maytag Maxima stacked washer and dryer
- Storage/ wall unit system in lower level
- All broadloom where laid
- Gas BBQ/ water valve hook-up
- Outdoor storage unit on rooftop terrace
- 2 underground parking spaces with garage door remotes & 1 locker

EXCLUSIONS:

- Wall-mounted television in living room
- Draperies and hardware in dining room
- Tall boy dresser in master bedroom closet
- Free standing shelving unit in master bathroom
- All outdoor furniture

IMPROVEMENTS/UPGRADES:

- Granite tiles with electric underfloor heating system in foyer (\$5,000)
- Custom built-in cabinetry and glass shelves with integrated lighting in living room (\$16,000)
- California shutters throughout (\$6,500)
- Phantom screens throughout (\$2,000)
- Oversized wall-mounted mirror in dining room from Barrymore (\$2,000)
- Wall-to-wall custom built-in organizers in master bedroom closet (\$10,000)
- Maytag Maxima stacked washer and dryer (2016)
- Storage/ wall unit system in lower level (2016)

THE ASHBY POOLE TEAM TOP 3 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016 & 2017 ***Gross Commission Earned



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