



# 142 Banff Road

Welcome home to an exceptionally stylish residence located in this much sought after North Toronto neighborhood. This beautifully appointed centre hall home is in move in condition with 3+1 bedrooms, enormous principal rooms, a fully finished lower level, four bathrooms and hardwood floors throughout.

The gorgeous and grand living room and dining room area has walls of windows and a wood burning fireplace making it perfect for both formal entertaining and casual evenings. The tranquil master bedroom has a four piece ensuite, "His and Hers" closets and a walk out to your own private balcony. Enjoy time together in the family room with wood burning fireplace and the stunning renovated kitchen with eat-in dining area, breakfast bar, granite countertops and new stainless steel appliances. Walk out from the family room to a gorgeous deck and fenced in yard perfect for entertaining and safe for children. **VERY RARE PRIVATE DOUBLE DRIVE AND ATTACHED TWO CAR GARAGE.**

A separate side entrance and finished basement with kitchen, large bedroom and four piece bathroom is perfect for relaxing with the family or as an in-law suite. Just steps away, you can spend the afternoon enjoying the child friendly Charlotte Maher Park or stroll the paths of nearby Sherwood Park.

Conveniently located within walking distance to Bayview and the new Whole Foods, Mount Pleasant, Yonge Street and all that this neighborhood has to offer including a multitude of shops and restaurants, great public and private schools, parks, subway & TTC. Just Move In and enjoy!

# main floor

Oak hardwood flooring

## FOYER:

Coat closet

Second closet with rough in for washer/dryer

Stunning curved staircase with grey and white banister, wainscoting, window, skylight and bookcase at second floor landing



## LIVING ROOM:

Wall of windows provide abundant light

Wood burning fireplace with wood and marble surround

French doors with California shutters to side yard

## DINING ROOM:

French doors

Combined with living room

Abundant light



## KITCHEN:

Updated with new stainless steel appliances (Bosch dishwasher 2015, Whirlpool Refrigerator/freezer 2015, Whirlpool microwave 2015, Electric cooktop/oven 2015 and Microwave 2015)

Granite countertops and new backsplash | Eat in dining area | California shutters | Double sink and breakfast bar with seating for two | Door with glass transom



second floor Grand landing with custom built in bookshelves and skylight. Linen closet and oak hardwood flooring.



**MASTER BEDROOM:**  
"His and Hers" closets  
Newly renovated four piece ensuite with skylight  
Bay window with California shutters  
Private balcony



**SECOND BEDROOM:**  
Closet | Window with California shutters

**THIRD BEDROOM:**  
Closet | Bay window with California shutters



## lower level

Fully Finished Lower Level with separate side entrance and above grade windows, kitchen, recreation room, large bedroom, 4-pc washroom, storage and laundry room (great in-law suite - vendor does not warrant retrofit status)



### RECREATION ROOM & KITCHEN:

Maytag electric cooktop stove and oven (2015)  
Maytag refrigerator (2015)  
New countertop  
New Cabinetry

### BEDROOM:

Double closet



4 PC BATHROOM | LAUNDRY ROOM | STORAGE ROOM | MECHANICAL ROOM WITH SINK



TAXES: \$6,532.39 for 2014

PARKING: Double private drive with detached two car garage.

LOT SIZE: 25 ft x 100 ft

POSSESSION: To be determined

INCLUSIONS: California shutters and window coverings, electric light fixtures, central vacuum & equipment (as is), stainless steel electric cook top stove & oven, Whirlpool stainless steel microwave, Whirlpool stainless steel refrigerator/freezer, Bosch stainless steel built in dishwasher, LG washer & dryer, Maytag electric cooktop stove & oven in basement, Maytag refrigerator in basement, alarm system (Contract to be assumed), hot water tank rental

ADDITIONAL INFORMATION:

- Charlotte Maher Park
- Newly painted interior 2015
- New front door and hardware 2015
- Newer windows (approximately five years old)
- New appliances in kitchens (2015)
- New laminate grey flooring in lower level (2015)
- Recently renovated master ensuite and second floor bathroom (2014)
- Finished lower level with recreation room, kitchen, bedroom, 4- piece powder room, laundry & side entrance
- Fully fenced In yard with deck
- RARE private double drive with detached two car garage
- Central air conditioning
- Baker Street pre-listing home inspection available upon request
- Clean Aetna termite inspection May 2015

OFFERED FOR SALE AT \$1,279,000



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