

MAIN FLOOR

Hardwood floors, crown moulding, leaded glass windows, halogen pot lights and built-in speakers

FOYER:

- Marble floor in entryway
- Oak door with leaded glass
- Double coat closet with custom built-ins
- Wainscotting

LIVING ROOM:

- Leaded glass bay window with custom draperies
- Separate room

DINING ROOM:

- Separate room with moulded ceiling
- Chandelier

KITCHEN:

- Renovated modern kitchen
- Eat-in dining area with contemporary chandelier and custom draperies
- Custom cabinetry, quartz countertops and custom backsplash
- Center island with quartz countertop and four person breakfast bar seating
- Undermount double stainless steel sink
- Wolf four burner gas stove and built in Elica hood fan
- Stainless steel Panasonic built in microwave with trim kit

- Stainless steel Bosch oven
- Stainless steel Samsung refrigerator/freezer
- Stainless steel Bosch built in dishwasher
- Built in beverage/wine fridge
- Walk out to patio and custom built 1 ½ car garage with laneway access

FAMILY ROOM:

- Combined with eat-in kitchen
- Picture windows with custom draperies overlooking rear garden
- Gas fireplace with marble surround and custom wood mantle

POWDER ROOM:

- 2-piece with custom wallpaper
- Custom vanity with quartz countertop
- Pendant lighting

SECOND FLOOR

Beautifully appointed, the upper level offers skylights, an elegant master bedroom with ensuite, three additional bedrooms, an additional bathroom, linen closet, hardwood floors, crown moulding and halogen pot lights

MASTER BEDROOM:

- A private suite, this sumptuous master retreat overlooks the rear garden
- Large walk-in closet with custom built-ins
- Vaulted ceiling

- FIVE PIECE ENSUITE BATHROOM~ Glass enclosed marble shower with inlaid floor design, custom designed vanity with marble countertop, jacuzzi soaker tub with marble surround, marble floor

SECOND BEDROOM:

- Double closet

THIRD BEDROOM:

- Double closet
- Draperies

FOURTH BEDROOM:

- Two single closets

FOUR PIECE WASHROOM:

- Custom designed vanity
- Shower/ tub combination
- Skylight

LOWER LEVEL

Lower Level with above grade windows, storage and high ceilings

RECREATION ROOM:

- Built in cabinetry
- Pot lights
- Alcove play area
- Cedar closet with glass door & built-in shelving (potential for wine cellar)

- Broadloom

BEDROOM:

- Custom built in closet
- Broadloom
- Above grade window with bamboo blinds

3 PIECE WASHROOM

LAUNDRY ROOM WITH SINK

INCLUSIONS:

Wolf four burner gas stove and built in Elica hood fan

Stainless steel Panasonic built in microwave

Stainless steel Bosch oven

Stainless steel Samsung refrigerator/freezer

Stainless steel Bosch built in dishwasher

Built-in beverage/wine fridge

Electrolux washer and dryer

Central vacuum and equipment

All electric light fixtures

All window coverings (except as excluded below)

Broadloom where laid

HVAC

Inground irrigation system and outdoor lighting

Custom garden shed

Garage door opener and remotes

Shed

Safe in master closet

RENTAL ITEMS:

Alarm system (contract, if any, to be assumed)
Hot water tank rental

EXCLUSIONS:

Wall mounted televisions with brackets
Any window coverings belonging to the stager

This sophisticated and stunning two storey luxury custom built Leaside residence is an exceptionally designed home by prominent architect Lorne Rose. With curb appeal galore, it features an all brick exterior with custom Indiana Limestone detailing and custom designed elevated landscaping.

This is a spectacular family home for entertaining and casual living, including high end finishes throughout, grand principal rooms including a renovated kitchen, separate living and dining room for formal entertaining, 4+1 bedrooms including a sumptuous master suite and a main floor powder room. The lower level is perfect for relaxing with a large recreation room/play area, a bedroom, a three-piece washroom, a cedar closet (could be a wine cellar), laundry room and storage. This residence is a rare find on a quiet street with both a private front drive and walk out to a custom-built garage providing ample parking. Within walking distance to great public schools (including Rolph Road Elementary, Bessborough and Leaside High), and nearby some of the cities best private schools (including Crescent, St. Clements, St. Anselm, the Toronto French School, Havergal) plus a wide range of shops and restaurants along Bayview, it is equally convenient to downtown or the 401 making this both an ideal location and opportunity to move to this exclusive neighborhood.

The main floor has generous principal rooms providing exceptional flow including a gourmet kitchen with center island and a sun-filled eat-in breakfast area, a grand living room and dining room for formal entertaining and a family room with fireplace for casual relaxation. Walk out from the kitchen/family room to a deck, your spectacular, sunny and private rear garden oasis and a custom built one and a half car garage with laneway access.

The sumptuous master bedroom is a stunning private suite complete with a 5-piece ensuite and walk in closet. With three additional bedrooms, another washroom and a linen closet, it is a well-appointed, spacious and comfortable home.

This home has everything your family has been waiting for and is located on a child friendly street within walking distance to top schools, transportation, parks, shopping, restaurants and is nearby the Granite Club, Sunnybrook Hospital and Glendon University, making the location ideal. This is truly an exceptional opportunity to own a custom designed residence totalling approximately 3,300sf of quality living space in this highly sought after neighborhood and location.

ADDITIONAL INFORMATION:

LOT SIZE: 30 feet x 120 feet

HVAC: Gas Forced Air and Central Air Conditioning

ELECTRICAL: 200 Amp

TAXES: \$ 10,632.75 (2020)

DRIVE: Private drive with one car parking and detached one car garage with laneway access

POSSESSION: To Be Determined

Carson Dunlop Home Inspection Available Upon Request

Offers, if any, kindly reviewed on Thursday March 11, 2021 at 7pm. Kindly register by 4pm.

Seller Kindly Requests Bank Draft or Certified Deposit To Be Attached To Offer

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]