

MAIN LEVEL – 1473 SQUARE FEET

Foyer

7'7" x 6'10"

Hardwood Flooring – White Oak
Limestone Flooring in Vestibule
Classic Centre Hall Plan
2-Piece Powder Room
Crown Molding

Living Room

22'8" x 12'8"

Harwood Flooring – White Oak
Wood Burning Fireplace
Built-in Book Shelves
Leaded Glass Window
Wall Sconces
Chandelier
Crown Molding

Den/Office

10'5" x 6'8"

Hardwood Flooring – White Oak
Built-In Desk, Shelving and Filing Cabinets
Windows Overlooking Back Garden
Halogen Lighting
Pocket Doors
Crown Molding

Dining Room

15' x 12'

Hardwood Flooring – White Oak
Wainscoting
Chandelier
Leaded Windows
Access to Kitchen

Kitchen**15'8" x 12'**

Radiant Heated, Limestone Flooring
Stainless Steel, Thermador Oven
Stainless Steel, Panasonic Microwave
Sub Zero Paneled Fridge with Freezer Drawers
Stainless Steel, Faber Overhead Hood
Miele Paneled Dishwasher
Miele Electric Stovetop
Backsplash
Granite Counter Top
Custom Downview Design and Crafted Maple Cabinets
Custom Built-In Banquette with Dining Table
Halogen Lighting
Walk-out to Landscaped Garden
Excellent Storage

Family Room**16'8" x 15'**

Radiant Heated, Limestone Flooring
Gas Fireplace with Limestone Surround
Built-In Storage Cupboard
Built-In Desk
Walk-out to Back Landscaped Garden
Wrap-Around Windows with Sliding Patio Doors
Halogen Lighting

2-Piece Powder Room

Toto Toilet
Sink
Mirror
Limestone Flooring

SECOND LEVEL – 1015 SQUARE FEET**Master Bedroom****15'6" x 12'8"**

Halogen Lighting
Walk-In Closet/Dressing Room with Custom Shelving and Drawers
Broadloom 2017

Den/Office
10'5" x 6'9"

Halogen Lighting
Built-In Desk with Built-In Shelving, Drawers and Filing Cabinets
Window Overlooking Landscaped Garden
Broadloom 2017
Custom Hunter Douglas Blinds
Pocket Doors

Second Bedroom
12'4" x 12'

Hardwood Flooring – Red Oak
Halogen Lighting
Built-In Desk, Shelving and Drawers
Closet
Semi-Ensuite 2-Piece Bathroom with Toto Toilet, Single Sink Vanity
Custom Hunter Douglas Blinds

Third Bedroom
12' x 11'10"

Hardwood Flooring – Red Oak
Built-In Desk, Shelving and Drawers
Closet
Custom Hunter Douglas Blinds
Semi Ensuite - 2-Piece Bathroom with Toto Toilet, Single Sink Vanity

3-Piece Bathroom

Halogen Lighting
Marble Flooring
Shower with Marble Flooring and Surround
Sink
Mirror
Toto Toilet
Custom Hunter Douglas Blinds

Third Level – 508 SQUARE FEET

Fourth Bedroom

16'2" x 14'6"

Broadloom

Closet

Walk-In Cedar Closet

Built-In Desk and Drawers

3-Piece Ensuite Bathroom

Custom Hunter Douglas Blinds

3-Piece Ensuite Bathroom

Marble Flooring

Shower with Marble Flooring and Walls/Ceiling

Sink

Toto Toilet

Custom Hunter Douglas Blinds

Halogen Lighting

Lower Level – 972 SQUARE FEET

Recreation Room

31' x 14'8"

Broadloom 2017

Halogen Lighting

Storage Closet

Utility/Storage Room

12'2" x 11'

Shelving

Tile Flooring

Laundry Room

14'8" x 11'

Large Stainless Steel Sink

Kenmore Elite Washer and Dryer

Radiant Heated Tile Flooring

Counter Space with Built-In Storage Cupboards and Drawers

Halogen Lighting

3-Piece Bathroom

Radiant Heated Tile Flooring
Mirror
Shower
Vanity with Counter Top and Storage
Halogen Lighting

Lot Size – 40 x 134 Feet

Square Footage
Above Grade – 2996 SQ FT
Below Grade – 972 SQ FT
Total – 3968 - SQ FT

Property Systems/Mechanics

Roof – Asphalt Singles
Exterior – Brick/Stucco
Fireplaces – Two
Electrical – 200 AMP
Heating – Gas – Water Radiators and Radiant In-Floor Heating in Kitchen, Family Room,
Laundry Room and Lower Level Bathroom
Cooling – Central Air Conditioning
Hot Water Tank - Rental

Parking - Driveway – Private for Two Cars – See Survey

Storage Shed – Additional Storage for Bikes, Shovels, Garden Equipment etc. at North Side of Property

Garden – Back Professionally Landscaped by Earth Inc Exterior Design. Photos Published in Toronto Homes Magazine. Includes Hot Tub. Irrigation System in Front and Back Garden.

Public Schools: Whitney Jr. Public School, Deer Park Jr. Public School, North Toronto CI, Northern SS

Legal Description: PART LOT 20 PL 560E TORONTO; PART LOT 21 PL 560E TORONTO AS IN CT3232, T/W CT3232; TORONTO CITY OF TORONTO

Property Taxes - \$12,859,12 - 2017

Possession - TBD

Inclusions

All Electric Light Fixtures
Coat Rack in Front Entrance
TV and Wall Mounting Bracket in Family Room
Coat Rack at Back Entrance
All Kitchen Appliances including: Sub-Zero Fridge and Freezer Drawers, Thermador Stainless Steel Oven, Panasonic Stainless Steel Microwave, Stainless Steel Faber Overhead Cooktop Hood, Miele Electric Stove Top, Miele Dishwasher
Broadloom Where Laid
All Custom Hunter Douglas Blinds and Curtains
Fuseball Table
Kenmore Elite Washing Machine and Dryer
Mirror in Main Floor Powder Room
Mirror in Basement Bathroom
Mirror in Semi-Ensuite 2 Piece on Second Floor
Mirror in Bathroom on 3rd Floor
Hot Tub, Cover and all Related Equipment
Shelving in the Lower Level Utility Room

Exclusions

Mirror in Front Hall
Mirror in Living Room
Mirror in Recreation Room
Mirror in Master Bedroom
Mirror in Family Room
All Hanging Artwork

Listed for Sale at \$3,295,000
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