

18 Doncrest Road, TH – 3

Property Overview

The Townhouse

An opportunity not to be missed! Stunning townhouse with 1850 square feet of sophisticated space over three storeys. The main level, open concept plan is the perfect backdrop for entertaining. The living room features a cathedral ceiling, floor to ceiling windows, hardwood floors and a fireplace. The generously sized dining room provides ample room for dinners with family and friends. The chefs kitchen was designed by architect Erik Jensen and completely renovated in 2014. Thoughtful consideration to detail has provided this room with excellent storage, up market, stainless steel appliances, Calcutta marble, waterfall counter tops and a breakfast bar overlooking a pretty garden at the front of the property. The second level includes a large family room/den with good light. A second bedroom with built-in murphy bed, storage, walk-in closet and 4-piece ensuite bathroom doubles as an office with a built-in desk. The third level is dedicated to master suite with 5-piece ensuite bathroom and a walkout to a private terrace nestled in the tree tops with city views. The lower level serves as a mudroom with a walk-in closet, excellent storage and immediate access to an underground parking space, locker, utility room and workshop.

Location

18 Doncrest Road is located in the coveted neighbourhood of Playter Estates, steps from the chic shops and lively restaurants of the Danforth. Equally appealing to families and professionals alike, the townhouse sits in one of the most walkable neighbourhoods in Toronto and is a stone's throw to the TTC's Bloor Subway line, the DVP and is part of the Jackman Public School District.

18 Doncrest Road, Townhouse 3
Justine Deluce, Broker, Chestnut Park Real Estate Limited, Brokerage
1300 Yonge Street, Suite 100, Toronto, M4T 1X3
Office: 416-925-9191 Email: justinedeluce@chestnutpark.com
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Property Details

Total Square Footage Above Grade: 1850 square feet

Main Floor

Square Footage: 786 square feet

Foyer

8'2" x 6'2"

Red Oak Wood Flooring

Access to 2-Piece Powder Room with Toto Toilet, Wall Sconces, Halogen Lighting and Ceramic Tile Flooring

Overhead Electric Light Fixture

Double Closet

Kitchen

16' x 9'9"

Custom Kitchen Renovated in 2014

Architect was Erik Jensen

Calcutta marble, waterfall counter top

Backlit Task Lighting Porcelain Backsplash

Custom Kitchen Cupboards with Excellent Storage

29-inch Stainless Steel Sink

Stainless Steel Appliances Including: Bosch Dishwasher, Thermador Microwave, AEG Convection Steam Oven, AEG Warming Drawer, Thermador 26-inch Freedom Series Induction Stove Top, Miele Overhead Hood, Liebherr Fridge with Bio-Fresh Safe Drawers and Double Freezer Drawers with Ice Maker

Halogen Lighting

Breakfast Bar overlooking East Facing Garden

Custom Storage Pantry

Red Oak Wood Flooring

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Dining Room

16'7" x 11'5"

Red Oak Wood Flooring
Halogen Lighting
Overlooking Living Room

Living Room

16'7" x 13'7"

Red Oak Wood Flooring
Built-in Shelving
Cathedral Ceiling
Wood Burning Fireplace
Floor-to-Ceiling Windows
Patio Doors with Walkout to West Facing, Private City Garden Overlooking Ravine

Second Level

604 Square Feet

Family Room/Den

16'7" x 11"

Broadloom – April 2017
Lots of Light with West Facing Windows
Halogen Lighting

Second Bedroom/Office

11'8" x 9'9"

Broadloom – April 2017
4-piece Ensuite Bathroom
Built-In Murphy Bed
Built-In Desk, Storage Cupboard and Shelving
Walk-In Closet
Overhead Electric Light Fixture
Custom Blinds

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Laundry Room

Combined with 4-piece Bathroom
LG Washing Machine with True Balance Anti-Vibration System and Dryer with Steam Technology
Built-in Clothing line for drying
Ceramic Tile Flooring
Storage Cupboards

4-Piece Ensuite Bathroom

Combined with Laundry Room
Halogen Lighting
Neptune Soaker Tub
Rain-Shower Head
Toto Toilet
Single Sink Vanity with Storage
Ceramic Tile Flooring

Third Level

462 Square Feet

Master Bedroom

15' x 13'3"

Broadloom - April 2017

Overhead Fan

Walkout to West Facing Private Sun Deck Overlooking Trees with City Views

Two Double Closets with Built-Ins

Pot lights

5-Piece Master Ensuite Bathroom

2 Separate His and Hers Vanities with Excellent Storage

Medicine Cabinet

Ceramic Tile Flooring

Wall Sconces

Magnifying Mirror

Separate Stand-Alone Shower

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Master Ensuite Continued

Halogen Lighting
Soaker Tub
Shelving

Lower Level

Direct Access to Underground Exclusive Parking Space and Visitor Parking
Walk-In Closet/Mudroom
Storage Locker
Utility Room (Forced Air Gas Furnace, Hot Water Tank, Central Vacuum) and Workshop

Additional Details:

Exterior - Front

Brick
Handsome, East-facing Entrance with Garden

Exterior - Back

Beautiful Landscaped West Facing Garden Terrace Overlooking Trees, Forest-Like Setting
Private and Excellent Space for Outdoor Entertaining

Recent Upgrades to Unit

April 2017 - All Broadloom where Laid
April 2017 - Painting throughout
2014 – Complete Kitchen Renovation, New Appliances
2014 – New Circuit Breaker Panel – 100 AMPS

Monthly Maintenance Fees:

\$850.33/month and includes 1 exclusive underground parking spot, underground visitor parking, 1 locker, maintenance of common elements

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Property Taxes:

\$5203/Year/2017

Mechanical/Systems:

Heating: Forced Air Gas

Cooling: Central Air Conditioning – 2 Units – 1 to Service All 3 Levels and 1 to service 3rd Level Exclusively

Central VAC

Electrical – New Panel 2014 – 100 AMP

Inclusions:

All Window Coverings

All Stainless Steel Appliances Including: Bosch Dishwasher, Thermador Microwave, AEG Convection Oven, AEG Warming Drawer, Thermador 36inch Freedom Series Induction Cooktop, Miele Overhead Cooktop Hood, Liebherr Refrigerator with Bio Fresh-Safe Crisper Drawers and Double Freezer Drawers with Icemaker

All Electric Light Fixtures

HVAC and related equipment

Central VAC and related equipment

Broadloom where laid

Workbench and shelving in mechanic room

Shelving in Storage locker

Nest Thermostat and smoke alarm

DCS Gas BBQ in back garden

Two Storage Chests in back garden

Metal Storage Shelving in Master Bathroom

Two Planters in Back Garden

Living Room Fireplace Tools and Screen

All Mirrors in Bathrooms

Exclusions:

ALL TVs and related wall brackets

All Art Work

Mirror in Dining Room, Second Level Hallway, Second Level Bedroom, Master Bedroom

Shelving next to Parking Space

Sonos Music System

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