

WHAT WE LOVE ABOUT OUR HOME

- The sun the home gets is unreal. It is perfectly positioned such that the morning sunlight pours brightly into the living room while the evening sun shines golden on the backyard, back deck of the primary bedroom, and the dining/kitchen area at the back.
- The kitchen is gorgeous yet super functional and perfectly situated between the dining and living rooms. The appliances are top-of-the-line including a \$30,000 chef's stove. There is also an extra large pantry that allows you to display or view everything you have clearly.
- The spa-like open shower and claw-foot tub in the en-suite bathroom are particularly enjoyable. The primary bedroom also has a walk out to a private deck.
- There is plenty of storage available throughout the home.
- Radiant heat throughout is a great source of warmth.
- The basement has a separate side entry to a fully-contained apartment with radiant heated floors. Anyone staying at the basement does not have to come through the yard.
- The backyard is a veritable oasis with new concrete patio, low-maintenance turf yard, and beautiful gardens
- The house is nicely elevated from the street with no pedestrian sidewalk in front for added privacy.
- The neighbours are great. The house is perfectly situated between The Junction and Roncesvalles. It is just a short 5-minute walk to UP Express/Bloor Station and Keele Subway Station. Steps to Bloor.



INCLUSIONS

- Thermador fridge and stove
- Custom hood range, microwave, and dishwasher
- Washer and dryer
- Garage door opener
- Electric light fixtures, electric blinds with remote
- Custom built-ins

EXCLUSIONS

- Large, rectangular mirror in the kitchen
- Projector screen in the master bedroom
- Shed in the backyard

RENTAL ITEM

- Hot water tank

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



SCHOOLS

- 7 public schools
- 8 Catholic schools
- 8 have catchments
- 2 private school nearby



PARKS & RECREATION

- 14 tennis courts
- 7 playgrounds
- 20 others within a 20-minute walk



TRANSIT

- Street transit is less than a 4-minute walk away
- Rail transit stop is less than 1 km away

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UPGRADES AND RENOVATIONS

2023

- New triple-pane windows with grids in front of the house

2022

- New boiler for radiator heating
- New electric blinds for the primary bedroom
- Heated floors for the primary bathroom
- Polished nickel faucets throughout
- Additional storage for all bedrooms
- Vaulted ceiling with exposed beams and ceiling fan for the primary bedroom
- Change table convertible to desk in the kids' room
- New backyard concrete pad, turf, and fence
- Gas line to bbq



2021

- Full renovation, professionally designed by Victoria Harrison Design
- New garage with vaulted ceiling, exposed beams, heating, and cooling (currently used as gym, office, and storage)
- Emtek door hardware, pot lights and dimmers throughout
- Refinished the original doors
- Luxury engineered Purparket hardwood floors
- Exposed ceiling beams in the living room and kitchen
- Custom designed plaster fireplace surround, gas fireplace, and high-end bookshelf sconce lights over the custom book cases in the living room
- New kitchen: quartz countertops, Thermador gas range double oven and induction stove top (\$30,000 value; product code PRD486WIGC), Thermador fridge (\$15,000 value; product code T36IB905SP), pot filler above stove, custom plaster hood above the stove to match the fireplace
- William Morris Co wallpaper and storage for the main floor powder room
- Open ceiling shower head, claw-foot tub, and double vanity in the primary bathroom
- New attic air conditioning for all the second floor rooms



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