

WELCOME TO  
**17 KILBARRY ROAD**



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Heather & Cailey  
**HEAPS ESTRIN**  
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**ROYAL LEPAGE**  
  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Welcome to

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## Main Floor:

### Foyer

- Custom walnut entrance door
- Radiant heated floor
- Large closet with built-in shelving
- Pot lights

### Living Room

- Bamboo floor
- Fireplace with marble surround
- Pot lights
- Built-in speakers
- Large bay window overlooking front yard
- Open to dining room

### Dining Room

- Bamboo floor
- Pot lights
- Built-in speakers
- Custom built-in cabinets
- Open concept

### Kitchen

- Bamboo floor
- Pot lights
- Custom cabinetry with Caesarstone countertop
- Blanco double undermount trough sink with KWC Systema industrial faucet
- Rare Callecuta marble backsplash
- Large island with undermount bar sink and raised Caesarstone breakfast bar
- Canopy light fixture over island
- High end stainless steel appliances
- Lots of storage

### Family Room

- Bamboo floor
- Pot lights
- Built-in speakers
- Wall sconces
- Open concept
- French doors leading to walkout to back deck and yard

### Powder Room

- Walnut sliding door
- Radiant heated slate floor
- Pot lights
- Limestone tile
- Backlit mirror
- Acquabross wall mount sink with Acquabross faucet

## Second Floor

(Skylit landing with pot lights)

### Master Bedroom

- Bamboo floor
- Custom walnut door with stainless steel hardware
- Vaulted ceiling with custom lighting
- Custom built-in his and hers closets with built-in shelving
- Custom built-in closet with drawers
- Pot lights
- Samsung wall mounted television
- Built-in speakers

### Five Piece Ensuite

- Radiant heated white glass tile floor
- Vaulted ceiling
- Pot lights
- Two backlit mirrors
- Built-in speakers
- His and hers custom floating vanity with undermount sinks, waterfall faucets and Caesarstone countertop
- Aquabrax free standing tub with Aquabrax floor mount tub filler
- Separate oversized glass shower with white marble slab surround, polished stainless steel Cura shower head and Aquabrax microphone hand shower
- Overlooks back yard

### Second Bedroom (currently used as den)

- Bamboo floor
- Custom walnut door with stainless steel hardware
- Gas fireplace with limestone surround
- Pot lights
- Built-in speakers
- Overlooks front yard

### Third Bedroom

- Bamboo floor
- Custom walnut door with stainless steel hardware
- Closet with built-in shelving
- Panasonic wall mounted television
- Built-in speakers
- Pot lights

### Four Piece Bathroom

- Radiant heated porcelain tile floor
- Custom walnut door with stainless steel hardware
- Custom floating vanity with Caesarstone countertop, backlit mirror and Aquabrax faucet
- Disegno large undermount sink
- Deep soaker Origami air jet tub with marble surround and Aquabrax wallmount shower head and tub spout
- Toto Carlyle II one piece high efficiency toilet
- Pot lights
- California shutters
- Laundry closet with Samsung stacked washer and dryer

### Third Floor

### Loft (Fourth Bedroom)

- Engineered wood floor
- Vaulted ceiling
- Custom built-in drawers
- Custom built-in desk
- Custom built-in shelving with undermount lighting
- Panasonic wall mounted television

### Three Piece Ensuite

- Radiant heated marble floor
- Custom floating vanity with backlit mirror
- Glass shower with marble surround

Offered for Sale at \$2,100,000



[WWW.17KILBARRYROAD.COM](http://WWW.17KILBARRYROAD.COM)



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Features of this Home and Neighbourhood:

- Back to the studs contemporary renovation in Deer Park
- Fully rebuilt in 2011/2012
- Full lower level excavation, with waterproofing, to allow for exceptional ceiling height
- High end designer finishes throughout
- Excellent layout – fantastic for entertaining
- Designer kitchen with custom Cameo cabinetry and centre island
- Four spacious bedrooms and six spa inspired bathrooms
- Wired for built-in multi zone sound system operating on Apple with individual room controls (controlled by any Apple product through Wifi)
- Heated floors in front foyer, all bathrooms and entire lower level
- Stainless steel railings with glass partitions up staircases
- Custom Hunter Douglas window coverings throughout
- Professionally landscaped
- This home is being sold fully loaded with televisions (except den), sound system, window coverings, appliances and light fixtures
- Lower level can be used as a separate two bedroom, two bathroom suite (estimated monthly rent of \$2,300.00 per month including utilities)
- Walk to the shops, restaurants and subway at both Yonge and St. Clair and Yonge and Davisville
- Great schools in district (Brown Junior Public School, Deer Park Junior and Senior Public School, North Toronto Collegiate Institute and Northern Secondary School)
- Short walk to the beltline trail – a 9 km walking/cycling trail that winds through multiple neighbourhoods
- Close to Oriole Park – a newly revitalized park that features play areas with swings, splash pad, wading pool, clubhouse, baseball diamond, two tennis courts, washrooms and open space play areas
- Walking distance to some of the city's top private schools; Upper Canada College, Bishop Strachan School, Greenwood College and York School

Additional Information:

<b>Inclusions:</b>	Sub-Zero panelled fridge, stainless steel Wolf four burner double oven with skillet and grill, Wolf stainless steel range hood, Miele built-in stainless steel dishwasher, Panasonic stainless steel built-in microwave, two Samsung stacked washer and dryers, all window coverings, all electric light fixtures, all televisions and wall mounts (except where excluded), all sound system components including router, digital video recorder and main amplifier for music in all rooms, Miele stainless steel built-in dishwasher in lower level, stainless steel Thermador stove in lower level, stainless steel range hood in lower level, stainless steel Sub-Zero fridge in lower level, gas barbeque with gas hookup, patio dining furniture, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
<b>Exclusions:</b>	Television equipment in second floor den.
<b>Lot:</b>	30 feet by 135 feet.
<b>Drive:</b>	Private driveway with 2'6" right away over western portion of first 100 feet of driveway.
<b>Heating:</b>	Forced air gas.
<b>Cooling:</b>	Central air conditioning system and equipment.
<b>Taxes:</b>	\$8,744.79 (2014 annual).
<b>Possession:</b>	60 days or to be arranged.

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## Lower Level

The lower level was designed to be used as a separate two bedroom, two bathroom suite. In order to be used this way, the Buyer would have to close off the lower level from the main house. Please ask listing agent for details.

### Living Room/Dining Room

- Porcelain tile floor
- Fireplace with Samsung wall mounted television above
- Pot lights
- Built-in speakers
- Closet with built-in organizers
- Custom nook for television
- Open concept
- Above grade windows

### Kitchen

- Porcelain tile floor
- Custom "Cameo" cabinetry with Caesarstone countertop and undermount lighting
- High end stainless steel appliances
- Caesarstone backsplash
- Double undermount sink
- Pot lights
- Above grade window

### Bedroom

- Porcelain tile floor
- Pot lights
- Built-in speakers
- Double closet with built-in organizers
- Wall mounted Panasonic television
- Above grade windows
- Pocket door to semi-ensuite

### Four Piece Semi-Ensuite Bathroom

- Radiant heated marble floor
- Pot lights
- Custom floating vanity
- Azzura Mirolin bathtub with porcelain tile surround and glass enclosure
- Geberit toilet/bidet with concealed tank
- Above grade window

### Bedroom

- Porcelain tile floor
- Pot lights
- Built-in speakers
- Double closet with built-in organizers
- Wall mounted Panasonic television
- Above grade windows

### Three Piece Ensuite

- Radiant heated marble floor
- Separate shower with porcelain tile surround and glass enclosure
- Floating vanity
- Geberit toilet/bidet with concealed tank
- Pot lights
- Above grade window

Laundry Closet with stacked Samsung front loading washer and dryer

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