

# 33 DOUGLAS CRESCENT

Cailey  
**HEAPS ESTRIN**  
REAL ESTATE SERVICES

[www.33DOUGLASCRESCENT.com](http://www.33DOUGLASCRESCENT.com)

#### ADDITIONAL INFORMATION:

- Inclusions:** Stainless steel Sub-Zero fridge with bottom freezer, stainless steel Dacor gas five burner cooktop, stainless steel Miele dishwasher, stainless steel Viking wall oven, stainless steel Viking microwave, Kenmore Elite washer and dryer, all window coverings, all electric light fixtures (except where excluded), central vacuum system and equipment, irrigation system and equipment, alarm system (monitoring extra), water filtration system under sink, garden shed, Mr. Slim split system air conditioning unit on third floor, central air conditioning system and equipment and gas burner and equipment.
- Exclusions:** Light fixture in third bedroom, drapes in living room and master bedroom and cement dog statue on front porch.
- Lot:** 40 feet by 134.93 feet.
- Parking:** Private driveway.
- Heating:** Forced air gas.
- Cooling:** Central air conditioning with supplementary split system air conditioning on third floor.
- Taxes:** \$9,742.54 (annual 2015).
- Possession:** 45-60 days or to be arranged.

**Offered for Sale at \$2,075,000**

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Sales Representative



*your*  
**BEST MOVE**

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**ROYAL LEPAGE**  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

1391 Bayview Avenue, Toronto M4G 3A6





## Main Floor

### FOYER

- Hardwood floor
- Leaded windows
- Closet

### LIVING ROOM

- Hardwood floor
- Gas fireplace with wood mantle and stone surround
- Bay Window
- Crown moulding
- Wall sconces
- French doors
- Open concept

### DINING ROOM

- Hardwood floor
- Leaded windows
- Crown moulding
- Open concept



### KITCHEN

- Renovated, eat-in kitchen
- Hardwood floor
- Custom cabinetry with granite countertops
- Glass display cabinets
- Centre island with built-in five burner Dacor cooktop
- Glass backsplash
- Double undermount trough sink
- Pot lights
- High end, stainless steel appliances
- Undermount lighting
- Skylights
- Overlooks family room
- Walkout to backyard



### FAMILY ROOM

- Hardwood floor
- Coffered ceiling
- Wood burning fireplace with slate surround
- Wall to wall windows
- Pot lights
- Built-in speakers
- Wall to wall built-in shelving with desk area
- Skylight
- Built-in window seat with storage overlooking ravine
- Overlooks back garden

### RENOVATED POWDER ROOM







## Second Floor

### MASTER BEDROOM

- Bright and spacious
- Hardwood floor
- Walk-in closet with built-in organizers
- Wall to wall windows overlooking backyard – beautiful ravine views

### RENOVATED THREE PIECE ENSUITE

- Radiant heated marble floor
- Custom vanity with marble countertop
- Pot lights
- Seamless glass shower with marble surround and rain head



### SECOND BEDROOM

- Hardwood floor
- Large closet with built-in shelving
- California shutters
- Overlooks front garden



### THIRD BEDROOM

- Hardwood floor
- Closet with built-in organizers
- Built-in shelving
- Skylight

### FOURTH BEDROOM (currently used as den)

- Hardwood floor
- Overlooks front garden

### UPDATED FIVE PIECE BATHROOM

### LAUNDRY AREA

### LINEN CLOSET

## Third Floor

### FIFTH BEDROOM (could be used as master suite)

- Hardwood floor
- Storage closet
- Overlooks front garden
- Walkout to terrace with incredible views of the Don Valley

### FOUR PIECE BATHROOM





## Lower Level

(Separate side entrance with mudroom)

### MUDROOM

- Ceramic tile floor
- Cubbies and hooks

### RECREATION ROOM

- Broadloom
- Pot lights
- Built-in shelving
- Above grade windows

### FITNESS ROOM

- Broadloom
- Pot lights
- Above grade window

### STORAGE ROOM

### POWDER ROOM

### UTILITY ROOM



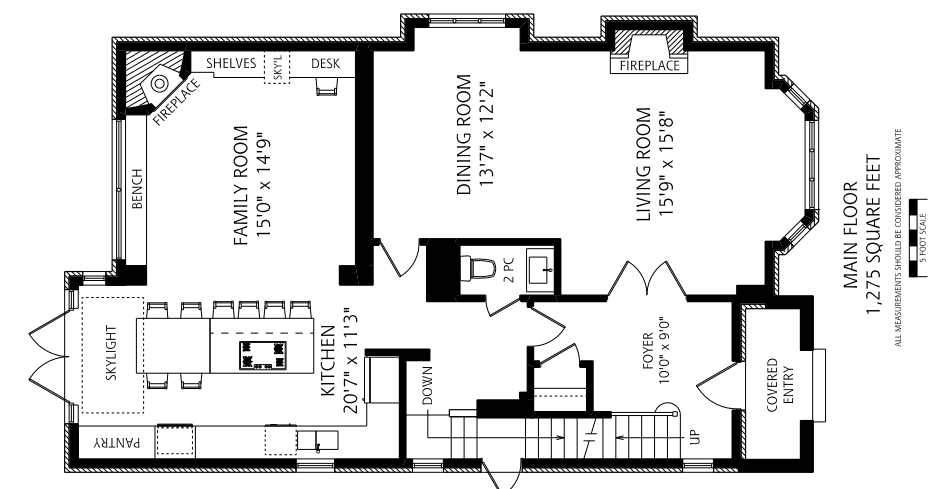
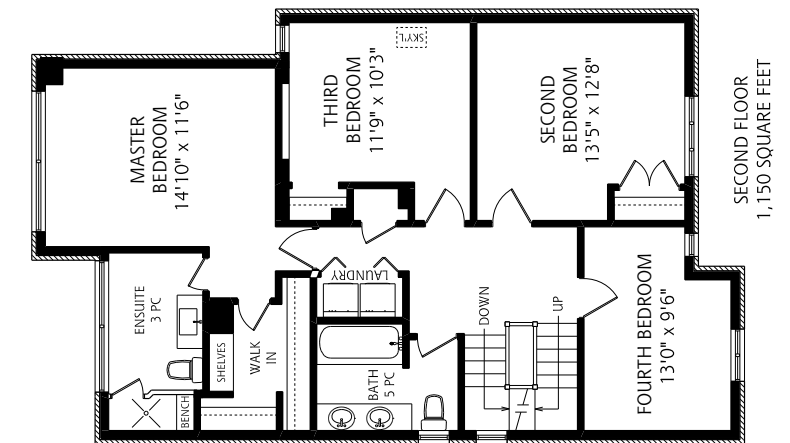
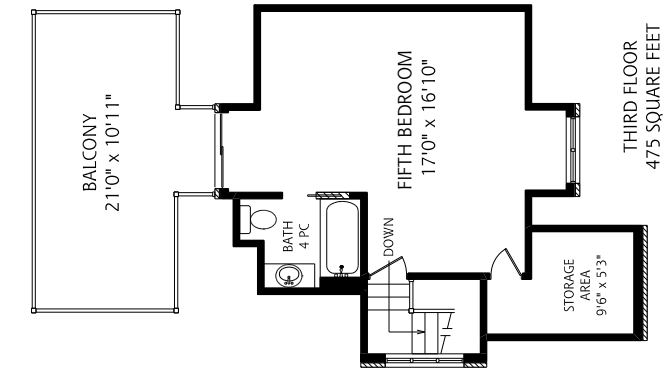
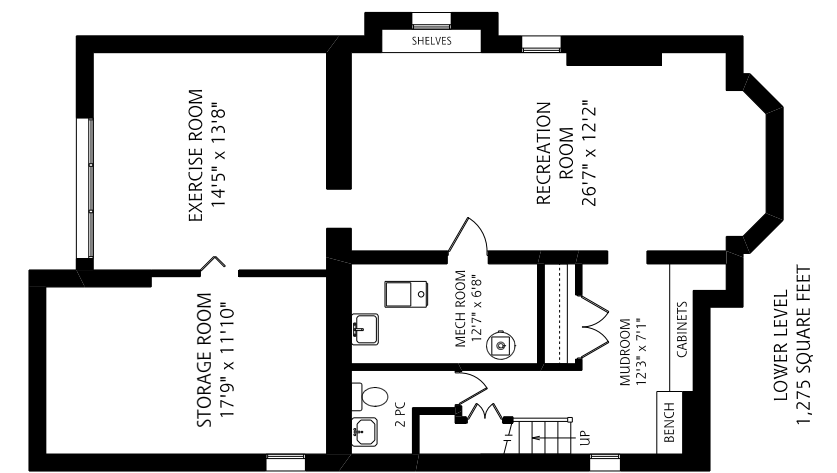
### FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Renovated five bedroom home on the ravine in Governor's Bridge
- Ideal layout for family living
- Abundance of natural light
- Back addition allows for a spacious kitchen and family room with walkout to large, peaceful garden
- Updated bathrooms throughout
- Lovely master suite with walk-in closet and renovated three piece ensuite
- Second floor laundry
- Third floor retreat with sundeck
- Finished lower level with mudroom entrance
- Great local public schools including Bennington Heights Elementary, Bessborough Drive Elementary and Middle School and Leaside High School
- Close to Toronto's top private schools
- Easy access to TTC, the Brickworks, the shops on Summerhill and downtown
- Short walk to parks and ravine

### IMPROVEMENTS:

- Renovated main floor powder room (2015)
- New toilets in bathrooms (2014)
- New windows throughout (2014)
- New front door (2014)
- Renovated lower level (2014)
- Furnace refurbished (2014)
- Master ensuite renovated (2013)
- New backyard fence (2012)
- Inground sprinkler system (2010)
- City water pipe replaced (2009)
- New air conditioning system (2008)
- New roof (2007)
- Kitchen renovated (2005)
- Family room renovated (2005)
- New alarm system (2005)

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE