



www.44AELVINAGARDENS.com

HEAPS
ESTRIN
REAL ESTATE TEAM

your
BEST MOVE



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44A ELVINA GARDENS

HEAPS
ESTRIN
REAL ESTATE TEAM

Enjoy this custom-built contemporary gem designed by an award-winning architect. Well located on a quiet North Toronto street. Every inch of this home has been thoughtfully curated with spectacular finishes. The layout offers over 3,500 square feet of bright, finished living space. A stunning kitchen and bathroom, fantastic family room with walkout to west-facing garden and great location make this an exceptional value.

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GROUND FLOOR

Foyer

- Wide oak plank engineered hardwood floor
- Double closet with glass panel inserts
- Pot lights
- Access to garage

Family Room

- Broadloom
- Pot lights
- Wall to wall windows overlooking back garden providing an abundance of natural light
- Walkout to backyard

Powder Room

- Porcelain tile floor
- Imported floating vanity with integrated sink and soft close storage drawers

Spacious Laundry Room

- Custom painted cabinetry with maple slab doors and brushed nickel hardware
- Stainless steel sink
- Graphite steel LG washer and dryer



MAIN FLOOR

Living Room

- High, nine foot ceiling
- Wide oak plank engineered hardwood floor
- Montigo linear gas fireplace
- Pot lights
- Open concept – great layout for entertaining
- Wall to wall windows providing an abundance of natural light
- Overlooks front garden

Dining Room

- High, nine foot ceiling
- Wide oak plank engineered hardwood floor
- Pot lights
- Wall to wall windows
- Open concept
- Overlooks backyard
- Walkout to deck (gas hookup for barbecue)

Kitchen

- Gorgeous designer kitchen
- Wide oak plank engineered hardwood floor
- Imported European contemporary style cabinetry with Corian countertop
- Soft close hinges with modern brushed nickel hardware
- Pull out spice drawers and pot drawers
- Large integrated pantry
- Stunning oversized island with seating for six and built-in 38 bottle capacity wine cooler
- Pendant lighting over island
- Pot lights
- Stainless steel double undermount sink
- Beautiful stone backsplash
- High end stainless steel appliances
- Overlooks living room and dining room

Powder Room





SECOND FLOOR

Master Bedroom

- Wide oak plank engineered hardwood floor
- Imported, built-in contemporary style cabinetry with television niche and chrome hardware
- Walk-in closet with built-in organizers
- Pot lights
- Wall to wall windows overlooking garden

Four Piece Ensuite

- Heated porcelain tile floor
- Custom cabinetry with quartz countertop
- Contemporary undermount sink
- Oversized, frameless glass shower with rain shower head and wall mounted hand shower
- Built-in Roman soaker tub
- Pot lights

Fourth Bedroom/Office

- Wide oak plank engineered hardwood floor
- Double closet
- Crown moulding
- Pot lights
- Overlooks back garden

Note: This space is currently open to master bedroom but could be enclosed to create a separate fourth bedroom or office.

Second Bedroom

- Broadloom
- Double closet
- Overlooks front garden

Third Bedroom

- Broadloom
- Double closet
- Overlooks front garden

Four Piece Bathroom

- Porcelain tile floor
- Soaker tub with porcelain tile surround
- Linen closet with French doors

Linen Closet



LOWER LEVEL

(Good ceiling height)

Bedroom or Gym

- Broadloom
- Double closet
- Window well to provide natural light

Four Piece Bathroom

- Porcelain tile floor
- Custom vanity with quartz countertop
- Soaker tub with porcelain tile surround
- Undermount sink

Closet

Large Utility Room/Storage Room

Storage Closet at bottom of stairs

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Newly built custom four bedroom contemporary home designed by award winning architect
- Well located on a quiet street in North Toronto
- 3,647 square feet (including lower level) of exquisitely finished space
- High ceilings throughout
- Spacious principal rooms with excellent flow for everyday living and entertaining
- Large family room with walkout to back patio and garden
- Master suite with walk-in closet, custom built-ins and four piece ensuite
- Stunning designer kitchen with oversized centre island
- Private driveway with built-in garage
- Tarion warranty in place
- Good school district: Eglinton Junior Public School, Glenview Senior Public School, North Toronto Collegiate Institute and Northern Secondary School.
- Walk to picturesque Sherwood Park – located in a valley it has two wading pools, walking and running trails, large playground and off leash dog area
- Close to the amenities of Eglinton Avenue and Yonge Street
- Public transit at doorstep for easy travel around the city
- Easy access to the 401 and highway system

MECHANICS:

- 200 amp electrical service
- Rough-in for security system – includes wiring for keypads at front/garage doors and third floor hall
- Rough-in for central vacuum with inlets located on all floors for optimal coverage
- Home pre-wired for architectural ceiling speakers which can be used with audio video equipment in each room or as part of a sophisticated multi-room audio system
- Pre-wired for centrally located WiFi providing excellent wireless coverage
- Contemporary lever style door hardware throughout
- Foyer entrance closet finished with double French five panel doors
- Imported maintenance free Prodema weatherproof exterior wood veneer cladding with superior dimensional stability
- High end custom windows
- Upgraded front door complete with satin nickel grip set
- Superior quality two-ply Suprema flat roofing system – includes 10 year manufacturer's warranty
- Drywalled garage interior with R31 insulation

ADDITIONAL INFORMATION:

Inclusions: Jenn-Air stainless steel French door fridge, Bosch stainless steel built-in oven, Bosch stainless steel gas cooktop, Panasonic Inverter stainless steel microwave, Faber stainless steel hood fan, Bosch stainless steel dishwasher, Frigidaire stainless steel wine cooler, LG Inverter stainless steel front load washer and dryer, gas line for barbecue, all electric light fixtures, central air conditioning system and equipment and gas burner and equipment.

Exclusions: None.

Lot: 25 feet by 124.84 feet.

Drive: Private driveway with built-in garage.

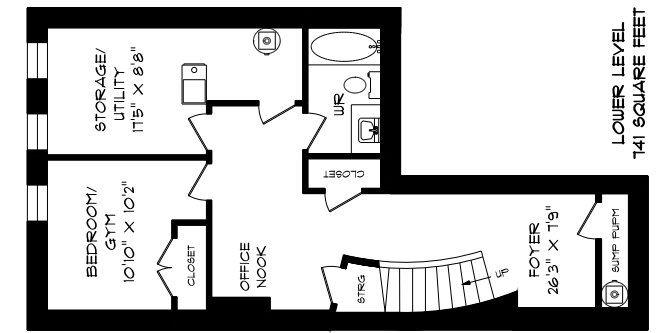
Heating: Forced air gas.

Cooling: Central air conditioning.

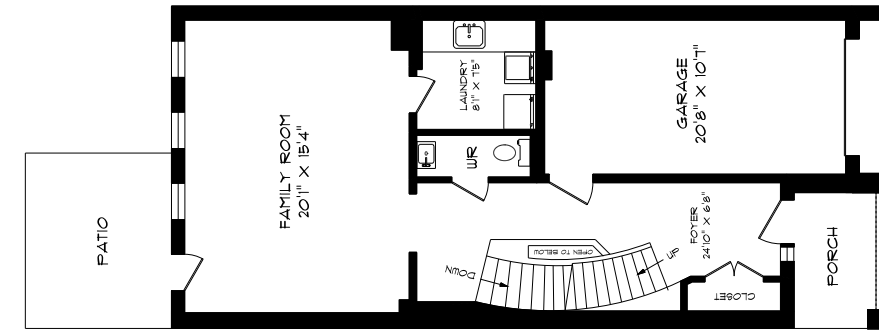
Taxes: \$5,354.04 (2015 – to be re-assessed).

Possession: Immediate.

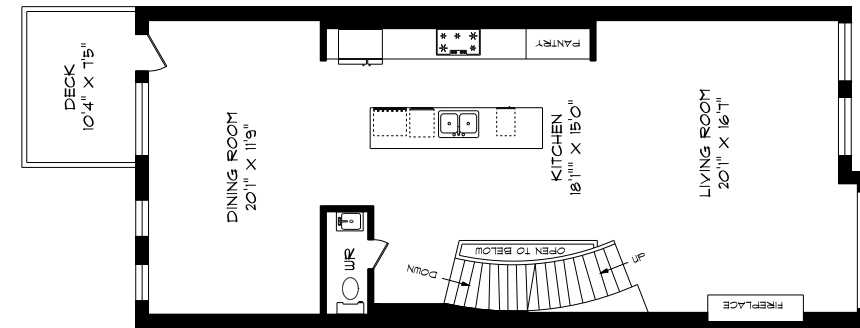
OFFERED FOR SALE AT \$1,825,000



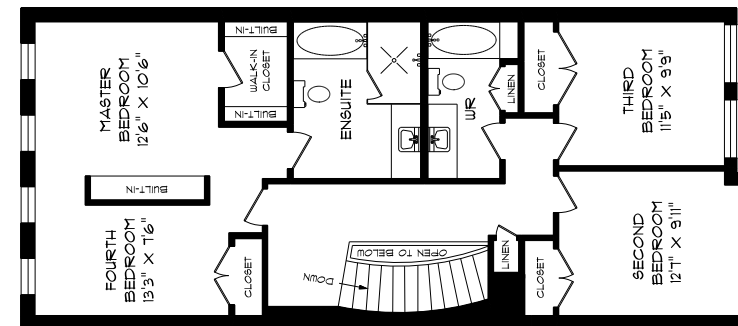
LOWER LEVEL
141 SQUARE FEET



GROUND FLOOR
138 SQUARE FEET



MAIN FLOOR
1084 SQUARE FEET



SECOND FLOOR
1084 SQUARE FEET