



www.518MARKHAMSTREET.com

HEAPS ESTRIN

REAL ESTATE TEAM

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BEST MOVE

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518 MARKHAM STREET

Enjoy everything this spacious home on Markham Street has to offer. The contemporary renovations keep its charm and character intact. Located on a quiet block in the South Annex, this extra-wide detached gem is pristine inside and out. From the gorgeous kitchen and elegant formal living room, to the professionally landscaped front and back yard. Character details throughout, such as hardwood floors and stained glass windows, reiterate its splendour. High ceilings and a grand foyer make this sanctuary feel even roomier. The location also provides its owners with excellent schools and access to countless amenities. With an abundance of hosting space and immaculate attention to detail, this property will continuously impress.

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MAIN FLOOR

Vestibule

- High ceiling
- Slate floor
- Leaded stained glass
- Large closet with built-in hooks

Foyer

- Hardwood floor
- High ceiling
- Closet
- Bay window
- Leaded stained glass
- Halogen pot lights

Living Room

- High ceiling
- Hardwood floor
- Wood burning fireplace
- Custom built-in, wall to wall oak shelves
- French doors
- Overlooks front garden

Dining Room

- High ceiling
- Hardwood floor
- Bay window
- Stained glass window
- Open to kitchen
- Overlooks landscaped back garden

Kitchen

- Heated floor
- Custom cabinetry with Silestone countertops
- Soft close drawers and cupboards
- Handmade Italian subway tile backsplash
- Display shelves
- Undermount sink
- Stainless steel appliances
- Halogen pot lights
- Open to dining room
- Overlooks and walkout to deck and back garden

Powder Room





SECOND FLOOR

Family Room and Office

- Hardwood floor
- Wood burning fireplace with brick surround (currently not used by sellers)
- Bay window
- Halogen pot lights
- Built-in storage
- Overlooks front garden

Second Bedroom

- Hardwood floor
- Large closet with built-in storage
- Overlooks back garden

Tandem Playroom

- Laminate floor
- Pot lights
- Walkout to and overlooks back garden

Third Bedroom

- Hardwood floor
- Custom Hunter Douglas blinds

Four Piece Bathroom

- Renovated
- Heated marble floor
- Halogen pot lights
- Separate shower with glass enclosure and marble surround
- Claw foot soaker tub



THIRD FLOOR

Master Bedroom

- Hardwood floor
- Broadloom
- Vaulted ceiling
- Wall to wall closet with built-in organizers
- Large linen closet
- Walkout to rooftop deck

Four Piece Ensuite

Fourth Bedroom

- Hardwood floor
- Vaulted ceiling
- Double closet
- Large windows



LOWER LEVEL

One Bedroom Apartment – projected monthly rental income of \$1,250.00 per month

Living Room

- Laminate floor
- High ceiling
- Halogen pot lights
- Walkout to front entry

Updated Kitchen

- Tile floor
- High ceiling
- Pot lights
- Above grade window

Bedroom

- Laminate floor
- High ceiling
- Wall to wall closets
- Above grade windows
- Walkout to front landscaped garden

Four Piece Bathroom

Laundry Room

- Tile floor
- Laundry sink
- Joint access to home and apartment



FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Conveniently located in the South Annex on a quiet block within easy access of the many amenities the neighbourhood offers
- Rare, extra wide detached home with beautiful brick exterior
- Great ceiling height
- Extensively renovated throughout
- Grand foyer with leaded glass windows and large closet
- Gorgeous kitchen, open to dining room which overlooks the landscaped garden
- Elegant and formal living room
- Beautiful character details throughout including hardwood floors, leaded and stained glass windows
- Generous room sizes
- Landscaped outdoor living spaces – front and back
- Abundance of storage throughout
- Excellent school district: Clinton Street Junior Public School, King Edward Junior and Senior Public School and Harbord Collegiate Institute
- Steps to Sally Bird Park, Healey Willan Park and Joseph Burr Tyrrell Park
- Close to trendy restaurants and shops on both Bloor Street West and Harbord Street
- Close to Christie Pits Park with baseball, playground and swimming pool
- Short commute to the business district
- Public transit at doorstep for easy travel around the city

IMPROVEMENTS:

- Renovated kitchen
- Storage shed (2015)
- New roof with 10 year warranty (2013)
- New front and back doors with new locks and doorknobs (2013)
- New cedar porch with built-in storage for garbage (2012)
- New furnace (2009)

ADDITIONAL INFORMATION:

Inclusions:	Samsung stainless steel French door fridge with ice maker, Garland stainless steel six burner gas stove, stainless steel Vent-A-Hood exhaust fan, stainless steel Kenmore dishwasher, General Electric fridge in lower level, General Electric stove in lower level, General Electric dishwasher in lower level, Venmar hood in lower level, Kenmore washer and dryer, all custom radiator covers, all window coverings, all electric light fixtures (except where excluded), hot tub and equipment, shed, central air conditioning system and equipment for second and third floor, split system air conditioning unit on main floor and gas boiler and equipment.
Exclusions:	Light fixtures in powder room, dining room and second bedroom.
Lot:	30 feet by 125 feet.
Heating:	Hot water gas.
Cooling:	Central air conditioning and split system air conditioning.
Taxes:	\$8,721.26 (annual 2015).
Possession:	Flexible.

OFFERED FOR SALE AT \$1,695,000

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