



## 26 HARWOOD ROAD

Just steps from the Belsize Parkette, this modern beauty offers a light filled, open concept space to enjoy. High end contemporary finishes throughout. Brilliant layout with the kitchen in the middle of the main floor and open to the dining room and living space which walks out to a large deck. Custom kitchen with built-in breakfast bar. Master suite with walk-in closet and luxe ensuite bathroom. Great room sizes. Finished lower level with high ceilings and walkout to garden. Lower level includes a guest suite and recreation room as well as direct access to the built-in garage. Very popular Davisville Village. Great schools in district which include Maurice Cody, Hodgson, North Toronto and Northern.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Stunning new home located on one of Davisville Village's best streets
- Contemporary design
- No through traffic
- High ceilings throughout
- Great open plan with an abundance of natural light
- Stainless steel tube railing throughout with tempered glass panels
- All closets feature solid core doors with custom built-in organizers
- Alarm security system with break glass sensors in all rooms
- Open concept kitchen, dining room and family room
- Kitchen boasts modern high-gloss cabinetry, Miele appliances and Thermador fridge freezer
- Large island with Caesarstone countertop and breakfast bar
- Large family room with walkout to back deck
- Master suite with four piece ensuite and walk-in closet
- Generous sized bedrooms
- Fantastic lower level with recreation room and fourth bedroom
- Separate laundry room area with folding counter
- Professionally landscaped
- Walkout to private garden
- Walk to the many amenities of Yonge Street, Mount Pleasant Road and Bayview Avenue
- Excellent schools – Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary School. (Multiple day cares and nursery schools as well)
- Walking distance to Davisville Park, Maurice Cody playground and Hodgson (for skating and basketball)
- Easy access to public transportation
- Walking distance to bus on Mount Pleasant Road or Davisville Avenue
- Mount Pleasant library just minutes away
- Walk to shops on Mount Pleasant Road and Bayview Avenue

## ADDITIONAL INFORMATION:

**Inclusions:** Paneled Thermador fridge and freezer, Miele four burner gas cooktop, stainless steel built-in oven, built-in range hood, built-in paneled Miele dishwasher, built-in stainless steel microwave, shelves in garage, central vacuum and equipment, all window coverings, all electric light fixtures (except where excluded), air conditioning system and equipment and gas burner and equipment.

**Exclusions:** General Electric stainless steel fridge in garage, Sonos sound system and all televisions and wall mounts.

**Lot:** 24.83 feet by 125 feet.

**Driveway:** Easy access to built-in garage and parking in front of garage. Two car parking via right-of-way.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$8,812.94 (2016 annual).

**Possession:** 30-60 days or to be arranged.

# OFFERED FOR SALE AT \$2,450,000

## MAIN FLOOR

### Foyer

- Oversized custom front door
- Oak hardwood floor
- Double closet with custom organizers
- Pot lights

### Dining Room

- Oak hardwood floor
- Pot lights
- Custom blinds
- Open concept to kitchen
- Overlooks front garden

### Kitchen

- Open concept
- Stunning sleek design
- Oak hardwood floor
- Stainless steel Miele oven and gas cooktop
- Fully integrated Thermador fridge freezer
- Custom island with Caesarstone countertop - seating for four
- Oversized Franke stainless steel sink with titanium faucet
- Custom cabinetry with soft close
- Valence lighting
- Built-in speakers
- Caesarstone back splash
- Built in pantry
- Built in garbage drawer and spice rack
- Pot lights
- Open to family room

### Family Room

- Oak hardwood floor
- Wall-to-wall windows with sliding doors to west facing deck
- Pot lights
- Built-in speakers
- In wall ducting for television cabling
- Custom blinds
- Overlooks back garden

### Powder Room

- Oak hardwood floor
- Duravit toilet and floating sink
- Pot lights





## SECOND FLOOR

(Hardwood floor and pot lights)

### Master Bedroom

- Oak hardwood floor
- Walk-in closet with built-in custom organizers
- Pot lights
- Built-in speakers
- Overlooks back garden

### Four Piece Master Ensuite

- Porcelain floor
- Custom vanity with Caesarstone countertop
- Separate shower with glass enclosure and Graff rain head and lighting
- MTI six foot soaker tub with Graff faucets
- MTI sink and Graff faucets
- Pot lights

### Second Bedroom

- Oak hardwood floor
- Closet with custom organizers
- Pot lights
- Built-in speakers
- In wall ducting for television cabling
- Overlooks front garden

### Third Bedroom

- Oak hardwood floor
- Double closet with custom organizers and solid core door
- Wall-to-wall windows
- Pot lights
- Built in speakers
- In wall ducting for television cabling

### Five Piece Bathroom

- Porcelain floor
- Large custom vanity with Caesarstone countertop
- MTI five foot soaker tub with glass enclosure and Riobel shower head
- Duravit toilet
- Graff faucets
- His and her undermount sinks
- Lots of storage
- Pot lights





## LOWER LEVEL

(Hardwood floor and pot lights)

### Recreation Room

- Oak hardwood floor
- High ceiling
- Closet
- Pot lights
- Walkout to back garden

### Fourth Bedroom

- Oak hardwood floor
- High ceiling
- Pot lights

### Laundry Room

- Tile floor
- Caesarstone countertop and backsplash
- Whirlpool front load washer and dryer
- Laundry sink
- Folding area
- Lots of storage
- Pot lights

### Three Piece Bathroom

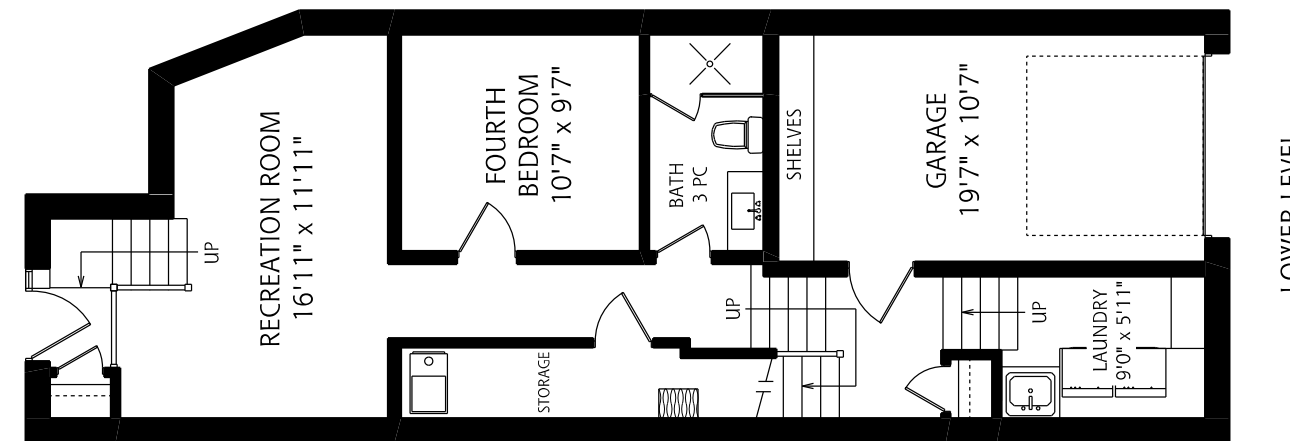
- Tile floor
- Custom soft close cabinetry
- Custom vanity with Caesarstone countertop and Duravit sink
- Separate shower with glass enclosure and Riobel shower bar
- Undermount sink
- Duravit toilet
- Pot lights

### Closet

### Storage Room

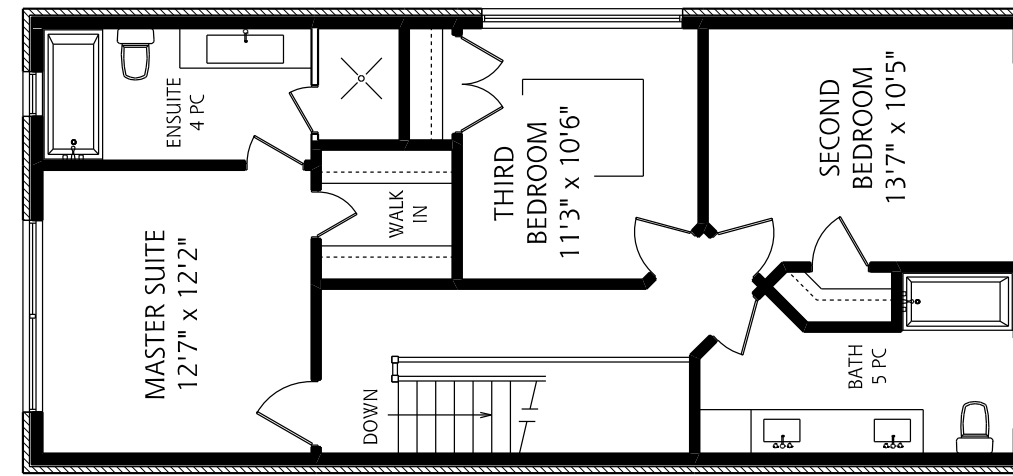
### Access to Garage

- Fully insulated
- Cedar garage door
- Keypad and electric garage door opener
- Concrete floor

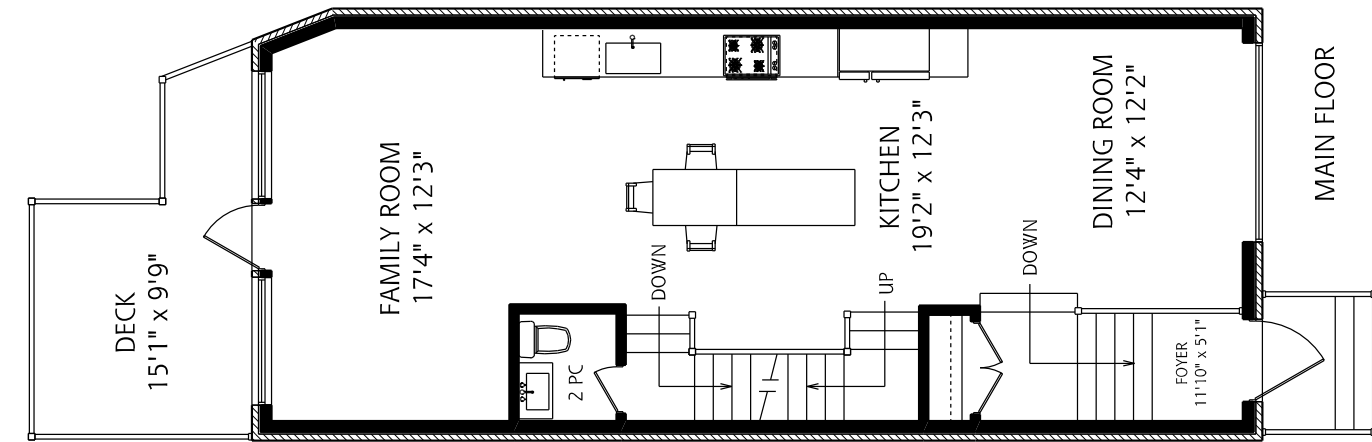


LOWER LEVEL

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SECOND FLOOR



MAIN FLOOR

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
5 FOOT SCALE



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