

208A MERTON STREET

Mount Pleasant West



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An absolute showstopper in desirable Mount Pleasant West, recently ranked by Toronto Life as one of the city's best neighbourhoods. A contemporary and tasteful design combined with an exceptional layout make this freehold townhouse the perfect space for entertaining and everyday living. Attached on one

side. Upgraded extensively, this home shows extremely well. Luxurious second floor master retreat is an absolute dream with an abundance of closet space and a spa-like ensuite. Enjoy the stunning custom dressing room and media room or easily convert both back into bedrooms. Heated tile floors. Impressive 534

square foot rooftop deck is a perfect oasis in the city with ample space for entertaining and includes high end designer outdoor furniture and fully automated awning to provide shade. Rare built-in two car garage and storage. Nothing like this has ever come to market.

FEATURES

- Stunning modern freehold townhouse in desirable Mount Pleasant West
- Well maintained by original owners
- Soaring 10 foot ceilings on main floor and 9 foot ceilings on second and third floors
- Excellent natural light
- High end finishes throughout including designer light fixtures
- Open concept main floor, ideal for entertaining
- Generous closet space throughout
- Custom window coverings and California shutters throughout
- Heated floors in all bathrooms and foyer
- Large chef's kitchen with shaker style cabinetry and walkout to balcony with wood privacy fence
- High end appliances
- Living room with gas fireplace and Juliette balcony
- Generous size bedrooms
- Second floor master suite with custom floor to ceiling closets and five piece ensuite
- Gas line for barbeque on main floor balcony and roof top deck
- Integrated speakers throughout home
- Central vacuum
- Alarm system
- Large rooftop terrace with upgraded composite decking and Rolltec electric retractable awning
- Attached two car garage with direct access into home
- EpoxyShield coated garage floor
- Insulated garage door and whisper quiet belt opener
- Excellent schools in district: Davisville Junior Public School, Hodgson Senior Public School, North Toronto Collegiate Institute and Northern Secondary School
- Multiple day cares and nurseries in the area
- Easy access to restaurants and amenities on Yonge Street and Mount Pleasant Road
- A short walk to public transportation
- Easy access to downtown and major highways

GROUND AND MAIN FLOOR



Foyer

- Heated tile floor
- Closet
- Insulated front door mail slot
- Pot lights
- Direct access to garage



Living Room

- Hardwood floor
- Gas fireplace with custom wood mantle, flanked by custom built-in shelves
- Crown moulding
- Designer wallpaper
- Built-in speakers
- Pot lights
- Open to dining room
- Juliette balcony with custom phantom screen



Dining Room

- Hardwood floor
- Crown moulding
- Designer wallpaper
- Large designer light fixture
- Built-in speaker
- Open to living room and kitchen



Powder Room

- Heated tile floor
- Designer wallpaper
- Pedestal sink
- Designer light fixture

Kitchen

- Hardwood floor
- Breakfast bar with double undermount stainless steel sink and seating for three
- Upgraded ceiling height shaker-style cabinetry with integrated lighting and built-in wine rack
- Granite countertops
- Valence lighting
- Crown moulding
- Tile backsplash
- Large pantry
- Built-in speaker
- Toe kick vacuum
- Large designer pendant light
- Pot lights
- Open to dining room
- Walk-out to balcony with barbecue gas line hookup

SECOND AND THIRD FLOOR

Master Bedroom

- Broadloom
- Custom floor to ceiling closets with built-in organizers and heated floor
- Designer wallpaper
- Built-in speakers
- Pot lights
- West exposure

- Separate walk-in shower with rain showerhead, niche, shower bench, steam component, tile surround and glass enclosure
- Large jet tub
- Separate water closet
- Built-in speaker
- Wall mounted extendable mirror



Five Piece Master Ensuite

- Heated tile floor
- Custom vanity with Carrara marble countertop and his and hers sinks

Linen Closet



Second Bedroom

- Currently used as family room, can easily be converted back to bedroom
- Broadloom
- Two double closets
- Electric fireplace
- Custom built-in cabinets and desk
- Built-in audio surround system
- Designer light fixture with fan
- Walkout to balcony with western exposure

Four Piece Bathroom

- Heated tile floor
- Carrara marble countertop with undermount sink
- Custom Italian silk floor to ceiling shower curtain
- Designer light fixture



Laundry Room

- Tile floor
- Laundry sink with Carrara marble countertop
- Built-in cabinetry
- Stacked LG high-efficiency washer and dryer



Third Bedroom

- Currently used as dressing room, can be easily converted back to bedroom
- Broadloom
- Two double closets
- Custom built-in shelving
- Built-in desk/vanity
- Designer light fixture

ADDITIONAL INFO

Inclusions: Paneled Sub-Zero fridge, stainless steel GE profile four burner gas stove, stainless steel GE dishwasher, GE microwave, fridge/freezer in storage room, LG high efficiency washer and dryer, all window coverings, California shutters, all light fixtures, silk shower curtain in third floor bathroom, broadloom where laid, built-in speakers, central vacuum system and equipment, gas barbeque, hook-up for barbeque, main floor television and master ensuite television, alarm system and equipment (monitoring extra), central air conditioning system and equipment and gas burner and equipment. Roof Terrace: Pottery Barn teak sectional, two loungers, two market umbrellas with outdoor covers and cast iron bases, six person teak dining table and chairs, patio heater, six outdoor speaker surround sound system and custom Rolltec electric retractable patio awning.

Exclusions: Floor mirror in foyer, dining room mirror and third floor family room television.

Lot: 16.44 feet by 55.68 feet.

Driveway: Right-of-way driveway with built-in garage – tandem parking for two cars.

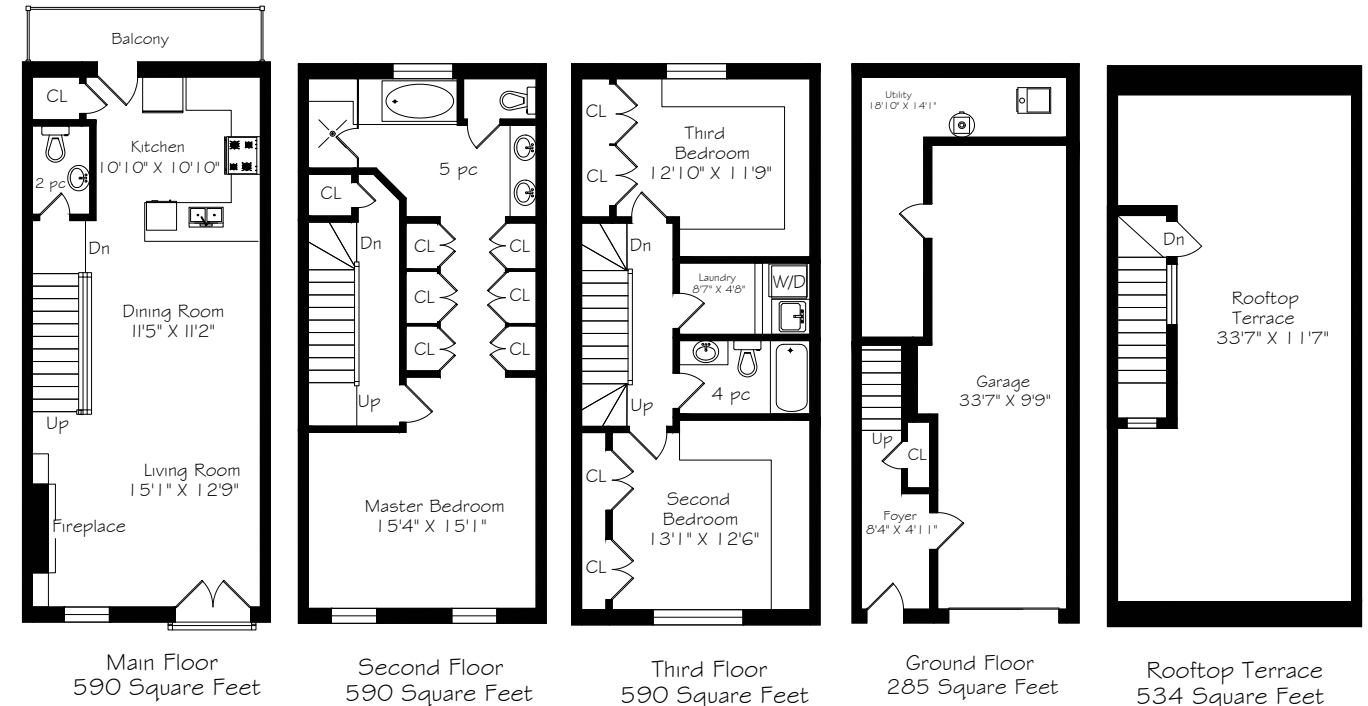
Heating: Forced air gas.

Cooling: Central air conditioning.

Rental items: Hot water tank.

Taxes: \$6,130.15 (annual 2017).

Possession: To be arranged.



Measurements and Calculations are approximate
To be used as guidelines only



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