



## 42 DOUGLAS CRESCENT

Enjoy this spacious and bright home that has been extensively renovated. Dramatic two storey atrium at entry. Great layout with generously proportioned principal rooms. Stunning eat-in kitchen overlooks the large family room, large deck and private back garden. Master bedroom retreat with sitting area, garden views, newly finished master ensuite and large walk-in closet. Each of the bedrooms has direct access to a bathroom. Exceptional lower level with direct access from oversized garage. Lower level includes recreation room, guest suite, nanny suite and mudroom. Don't miss the charming studio space in the garden.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Well designed and updated detached family home in highly desirable Governor's Bridge
- Quiet location – where kids can play out front
- Spacious home with gracious principal rooms
- Beautiful hardwood floors throughout
- Large windows offering abundance of natural light throughout
- An art lovers dream home with generous wall space
- Excellent ceiling height
- Soaring two storey atrium
- Pot lights throughout
- Stunning living room with wood burning fireplace and custom mantle
- Beautifully renovated eat-in kitchen with custom cabinetry and granite countertops
- Spacious kitchen overlooks family room and landscaped garden
- Family room with walkout to back garden and deck
- Oversized master bedroom with ensuite bathroom and walk-in closet
- Open area on second floor can easily be used as fourth bedroom
- Lower level with recreation room, guest bedroom and nanny suite
- French door access to an oversized, beautifully landscaped garden and deck
- Private studio in garden
- Private driveway with direct access to mudroom and built-in oversized garage with direct access to lower level
- Family friendly street
- Great school district – Bennington Height Elementary, Bessborough Drive Elementary and Middle School and Leaside High School
- Close proximity to Toronto's best private schools
- Easy access to TTC, the Brickworks, the shops on Summerhill, downtown and the highway system
- Short walk to parks and ravine, direct access to Brick Works from Chorley Park, located just minutes away

## IMPROVEMENTS:

- Kitchen renovation (2015)
- New kitchen appliances (Sub-zero fridge, Wolf stove and oven, Bocsh dishwasher, Panasonic microwave) (2015)
- Hardwood floors sanded and stained (2015)
- Master bedroom six piece ensuite bathroom renovation (2015)
- Four piece ensuite bathroom renovation (2015)
- Second floor and lower level broadloom replacement (2015)
- Garage door opening enlarged to accommodate an SUV (2015)
- Painted throughout (2015)
- New washer and dryer (2015)
- New AC, furnace, air purifier, water filter and softener (2015)

## ADDITIONAL INFORMATION:

**Inclusions:** Stainless steel Sub-Zero refrigerator and freezer, Wolf four burner gas cooktop, Wolf oven, built-in Bosch dishwasher, built-in Panasonic microwave, Whirlpool front load washer and dryer, built-in speakers, all electrical light fixtures (except where excluded), all shutters, gas burner and equipment, air purifier and equipment, air conditioning and equipment, central vacuum system and attachments, barbeque and garden shed.

**Exclusions:** All wall mounted televisions and brackets, stereo system and equipment, light fixture in second bedroom and all curtains.

**Rental Items:** Hot water tank (\$36.80 per month), water softener and equipment (\$50.60 per month).

**Lot:** 40.5 feet by 160 feet.

**Drive:** Private driveway with built-in oversized garage.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$14,407.37 (annual 2017).

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

# OFFERED FOR SALE AT \$3,350,000

## MAIN FLOOR

### Foyer

- Stone floor
- Soaring two storey atrium
- Crown moulding
- Pot lights
- Double closet
- Large window – lots of natural light

### Living Room

- Hardwood floor
- Stunning wood burning fireplace with custom mantle
- Crown moulding
- Pot lights
- Built-in speakers
- Large windows – excellent natural light

### Dining Room

- Hardwood floor
- Crown moulding
- Pot lights
- Built-in speakers
- Butler door to kitchen

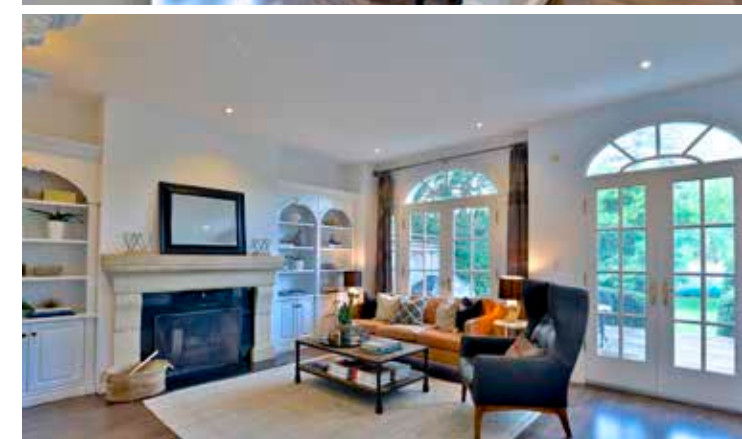
### Kitchen

- Renovated eat-in kitchen
- Hardwood floor
- Custom cabinetry with granite countertops
- Centre island with breakfast bar
- New stainless steel appliances
- Built-in hutch with granite countertop
- Pot lights
- Built-in speakers
- Double sink
- Built-in shelves and pot drawers
- Overlooks family room
- French doors – walkout to landscaped garden

### Family Room

- Hardwood floor
- Wood burning fireplace
- Custom cabinetry and bookshelves
- Built-in speakers
- Pot lights
- Open concept
- Large window overlooks back deck and garden
- Walkout to landscaped garden and deck

### Powder Room







## SECOND FLOOR

### Hallway

- Skylit oversized landing
- Spiral staircase
- Built-in stone display nook
- High ceilings
- Pot lights
- Large windows

### Master Bedroom

- Broadloom
- Cathedral ceiling
- Pot lights
- Built-in speakers (currently not used by sellers)
- Large windows overlooking back garden

### Renovated Six Piece Ensuite

- Porcelain tile floor
- Jet tub
- Separate shower with large glass enclosure
- Custom cabinetry with His and Hers sinks
- Caesarstone countertop
- Pot lights
- Skylight
- Entrance to large walk-in closet with wall-to-wall custom interiors

### Second Bedroom

- Broadloom
- Double closet with built-in organizer
- Large windows

### Renovated Four Piece Semi-Ensuite Bathroom

- Porcelain tile floor
- Tub and shower combination with tile surround

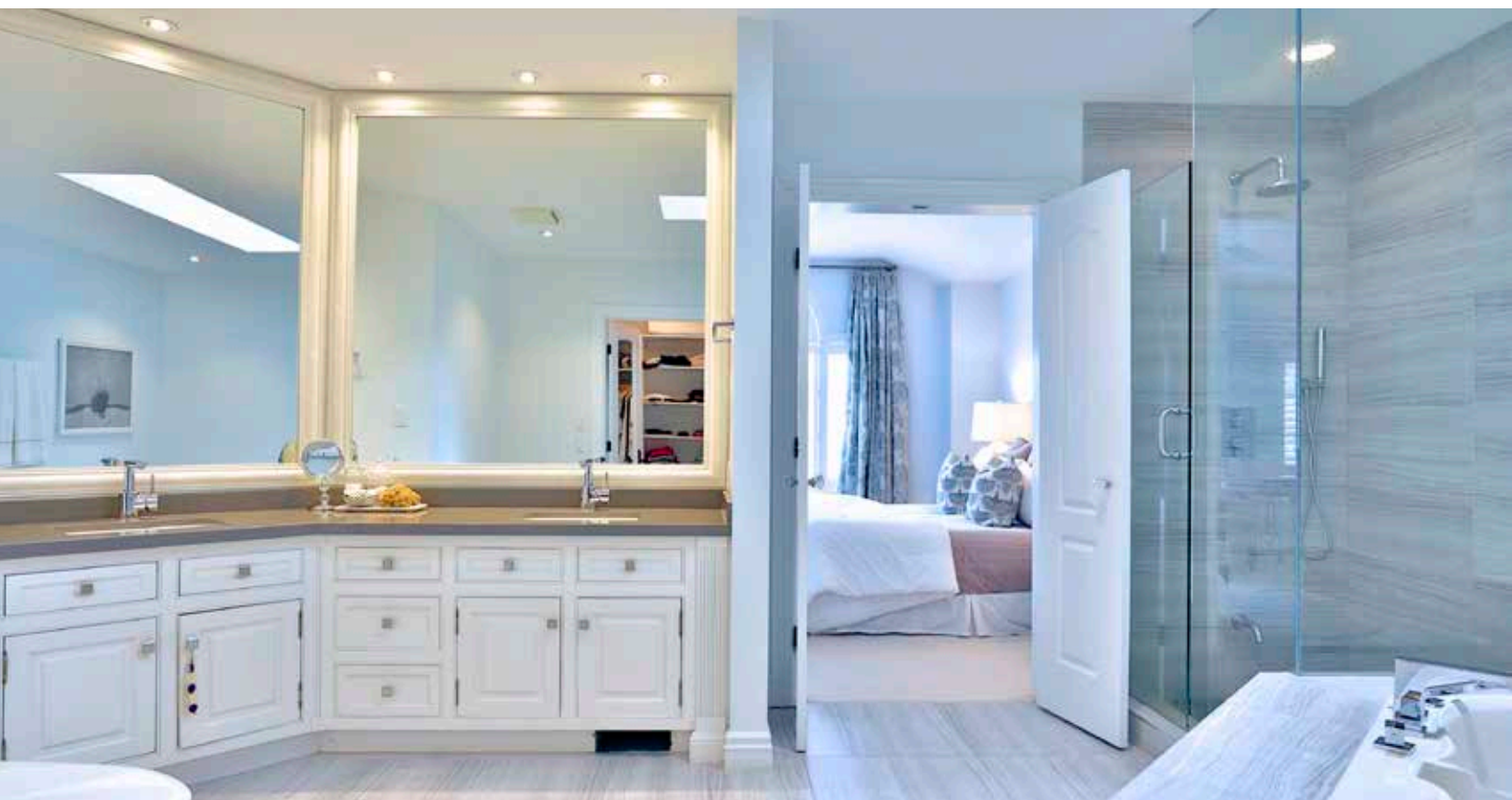
### Third Bedroom

- Broadloom
- Double closet with built-in organizers
- Large window

### Renovated Three Piece Ensuite Bathroom

### Den/Office (could be used as fourth bedroom)

- Broadloom
- Pot lights
- Large window with custom window coverings
- Overlooks front garden







## LOWER LEVEL

(Separate Entrance)

- Spiral staircase
- Large landing
- Double extra deep closet with built-in storage at entrance from garage
- Excellent ceiling height
- Pot lights
- Direct access to garage

### Recreation Room

- New broadloom
- Spacious
- Built-in wall-to-wall shelving
- Pot lights
- High ceiling

### Guest Bedroom

- Broadloom
- Spacious
- High ceiling
- Above grade windows

### Four Piece Semi-Ensuite Bathroom

### Nanny Suite

- New broadloom

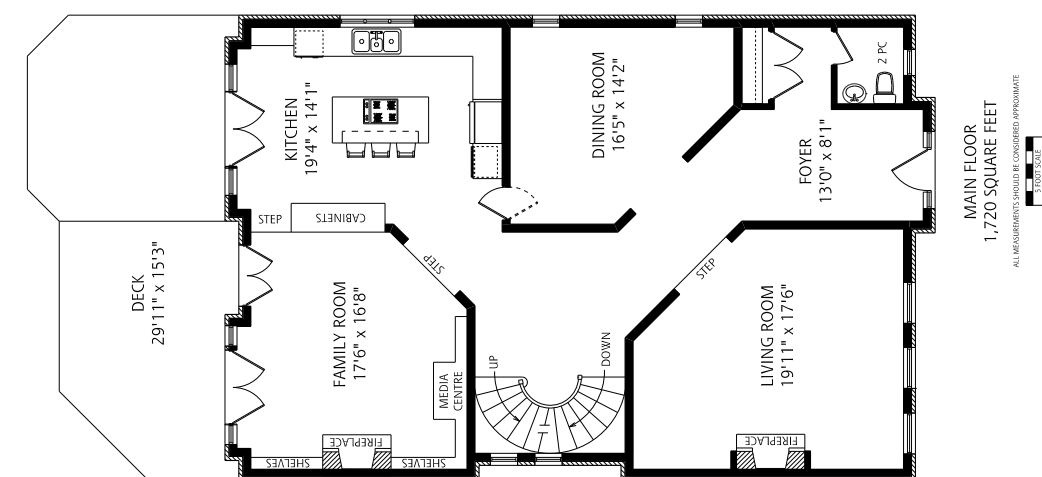
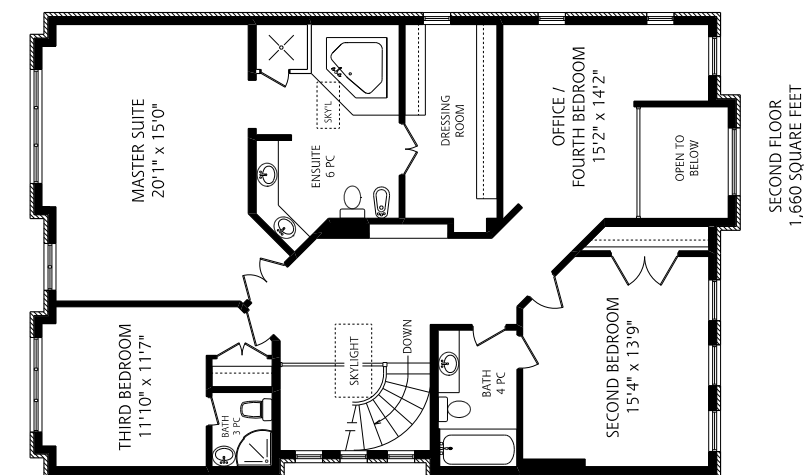
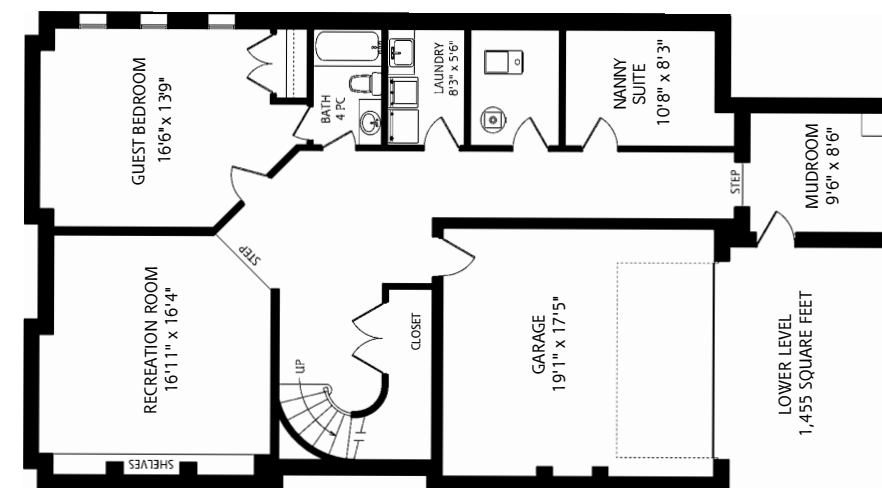
### Mudroom

- Built-in storage
- Direct access to driveway

### Laundry Room

- Tile floor
- Laundry sink

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