

# 14 CLARENDON AVENUE

South Hill

*your*  
BESTMOVE



## 14 CLARENDON AVENUE

---

Rarely do you see a home that truly has everything on your checklist. This centre hall home was recently custom built with great attention to the layout and level of finish. Enjoy bright, well-proportioned rooms with high ceilings. Beautiful trim work throughout. Large open kitchen, breakfast room and family room with walkout to garden. Four well-proportioned bedrooms, each with direct access to a bathroom. Choice of second floor or lower level laundry. Lower level with high ceilings and natural light. Lower level guest / nanny suite, recreation room and spacious mudroom. Rare double, built in garage. This one truly has it all. Walk to top schools, the amenities of Yonge & St Clair and Yonge & Summerhill. Great local parks and trails.



# FEATURES

- Stunning home in prime South Hill location
- Custom built in 2006 with high end finishes throughout
- Centre hall plan
- Incredible curb appeal
- Excellent natural light
- Superior design and layout, great for entertaining and everyday living
- Custom millwork throughout
- High ceilings throughout
- Main floor study with custom cabinetry
- Large chef's kitchen combined with bright breakfast area overlooking the back garden
- Spacious main floor family room with gas fireplace and French doors to rear patio
- Four spacious bedrooms, each with direct access to a bathroom
- Stunning master suite with walk-in closet, five piece master ensuite and gas fireplace
- Heated floors in all second floor bathrooms
- Choice of two laundry rooms. Second floor or lower level
- Large newly renovated mudroom in lower level with built-in organizers – ideal for entering from garage or driveway
- Lower level studio easily converted back to nanny or guest suite
- Plenty of storage throughout
- Lower level recreation room with gas fireplace and built-in speakers as well as separate area with rough in for bar
- Professionally landscaped gardens
- Private driveway with built-in double garage
- Gas hook up for barbecue
- Fantastic school district: Brown Junior Public School, Deer Park Junior and Senior Public School, Oakwood Collegiate Institute and Northern Secondary School
- Walking distance to De La Salle College, St. Michael's College School, Upper Canada College, Bishop Strachan, Branksome Hall and Mabin School
- Close proximity to Yorkville and the many the amenities and restaurants on Avenue and Davenport Road, Yonge and St. Clair, Yonge and Summerhill and The Annex
- Short walk to Roycroft Park, Sir Winston Churchill Park, Glen Edyth Drive Parkette, Poplar Plains Park, walking trails and beltline
- Minutes to downtown and TTC







## MAIN FLOOR

### Foyer

- Large solid wood front door
- Closet
- Marble floor
- Wainscoting
- Crown moulding

- Pot lights
- Open to dining room and living room

### Living Room

- Hardwood floor
- High baseboards
- Wainscoting
- Coffered ceiling
- Pot lights
- Overlooks front garden

### Dining Room

- Hardwood floor
- High baseboards
- Wainscoting
- Pot lights
- Butler's door to servery
- Overlooks front garden

### Servery

- Hardwood floor
- Designer wallpaper
- Custom built-in cabinetry with granite countertop
- Contemporary backsplash
- Bar fridge
- Large stainless steel sink
- Plenty of storage





## MAIN FLOOR

---

### Kitchen

- Eat-in kitchen
- Hardwood floor
- Large centre island with double stainless steel sink and breakfast bar – seating for four
- Granite countertops
- Pendant lighting
- Custom built-in cabinetry
- High end appliances
- Contemporary backsplash
- Appliance storage centre
- Custom built-in work station
- Crown moulding
- Pot lights
- Plenty of storage

- Open to family room and breakfast area

### Breakfast Area

- Hardwood floor
- Pot lights
- Crown moulding
- Gorgeous designer light fixture
- Open concept to kitchen
- Large window overlooking back garden





## MAIN FLOOR

### Family Room

- Hardwood floor
- Custom built-in wall-to-wall shelves and cabinetry
- Gas fireplace with granite surround
- Built-in speaks
- High baseboards
- Crown moulding
- Pot lights
- Walkout to back patio and garden

### Study

- French door entry
- Hardwood floor
- Custom wainscoting
- Coffered ceiling
- Chandelier

- Custom built-in shelving and cabinetry
- Wall sconces

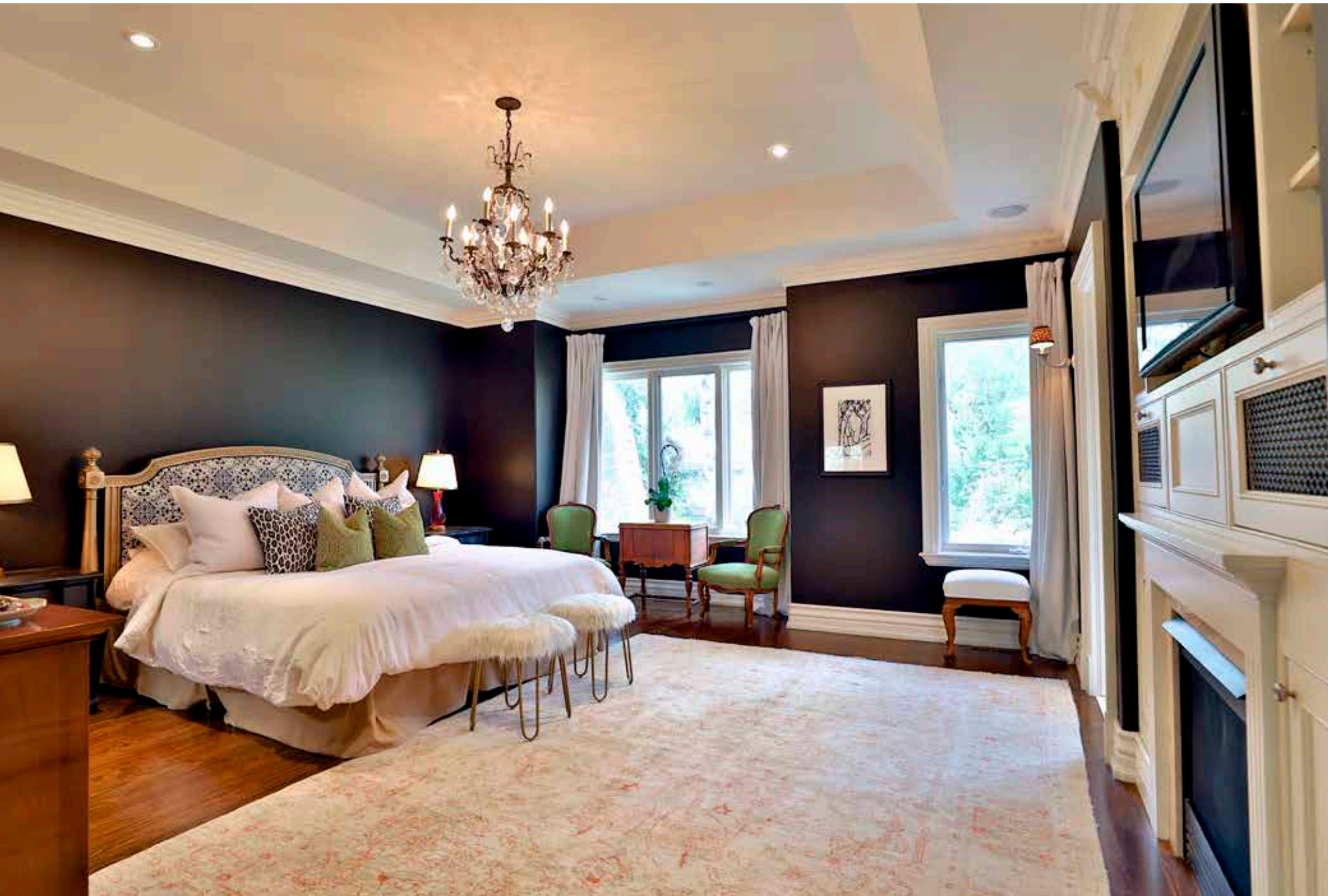
### Powder Room

- Marble floor
- Custom built-in vanity
- Stunning designer wallpaper
- Wall sconces
- Crown moulding









## SECOND FLOOR

Custom built-in cabinetry, wall sconces and skylight

### Master Bedroom

- Hardwood floor
- Vaulted ceiling
- Built-in cabinetry with gas fireplace and marble surround
- Built-in speakers
- Pot lights
- Overlooks back garden

### Large Walk-in Closet

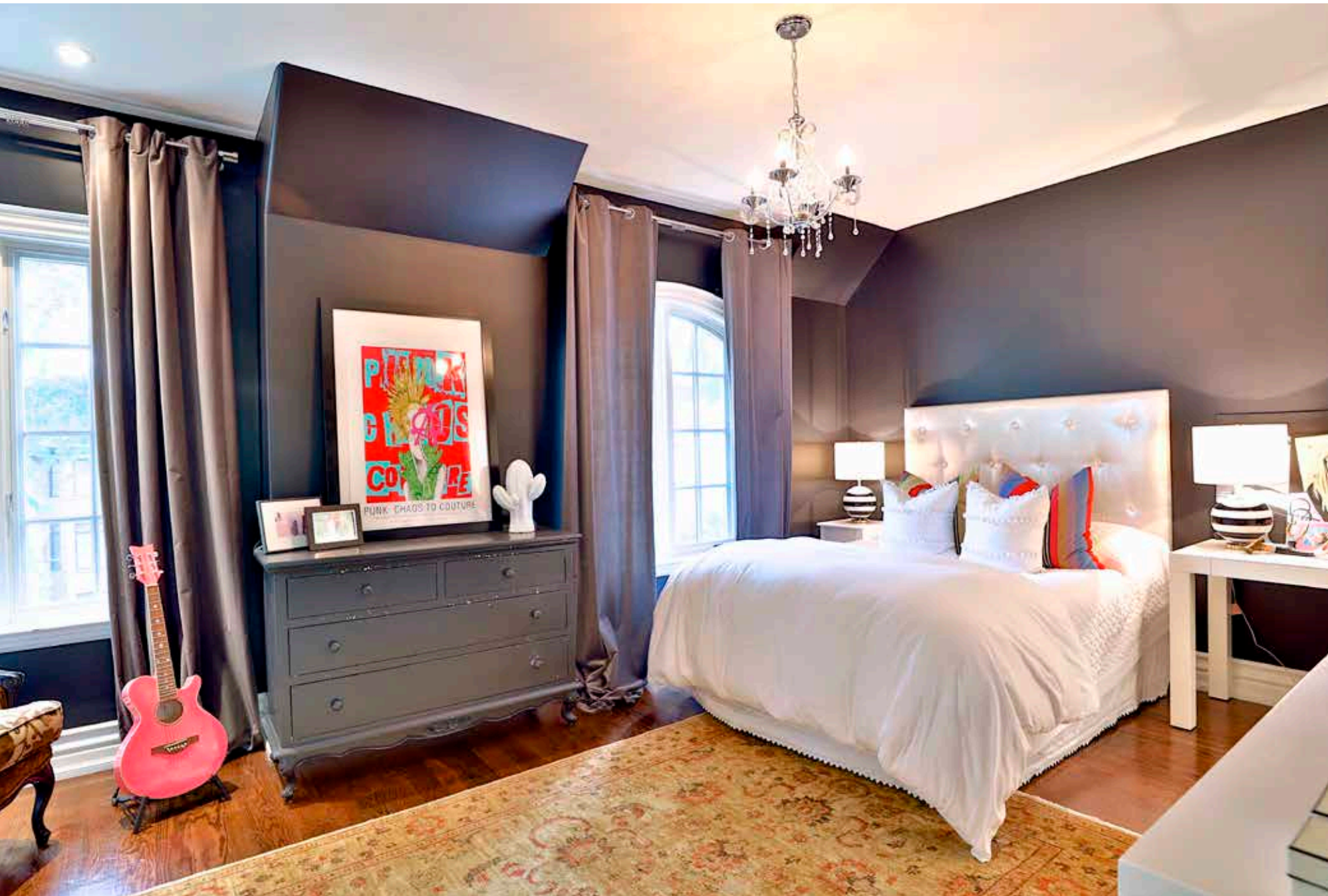
- Hardwood floor
- Custom built-in cabinetry with organizers
- Skylight

### Five Piece Master Ensuite

- Heated marble floor
- Large jet tub with marble surround
- Custom built-in vanity with marble countertop
- Double undermount sink
- Separate walk-in shower with bench, marble surround and glass enclosure
- Rain shower head with handheld
- Water closet
- Plenty of storage
- Large window overlooking back garden







## SECOND FLOOR

### Second Bedroom

- Hardwood floor
- Double closet
- Large windows overlooking front garden

### Four Piece Ensuite

- Heated marble floor
- Built-in vanity
- Deep tub and shower combination with tile surround
- Pot lights
- Plenty of storage

### Third Bedroom

- Hardwood floor
- Two double closets
- Pot lights
- Access to Jack and Jill bathroom
- Overlooks front garden







## SECOND FLOOR

### Fourth Bedroom

- Hardwood floor
- Two closets
- Access to Jack and Jill bathroom

### Jack and Jill Five Piece Bathroom

- Heated Tile floor
- Built-in vanity with double sink
- Jacuzzi tub and shower combination with tile surround
- Plenty of storage
- Wall sconces
- Pot lights
- Skylight

Laundry closet with stainless steel sink and built-in cabinetry

Custom built-in cabinetry in hallway

## LOWER LEVEL

Separate entrance off driveway

### Recreation Room

- Hardwood floor
- Gas fireplace
- Storage (roughed in for bar)
- Built-in speakers
- Pot lights
- Large window

### Fifth Bedroom

(currently used as a studio)

- Concrete floor
- Double closet
- Note: Sellers willing to carpet and paint prior to closing

### Four Piece Bathroom

- Marble floor
- Built-in vanity
- Tub/shower combination with tile surround

### Laundry Room

- Marble floor
- Built-in cabinetry with folding station
- Designer wallpaper

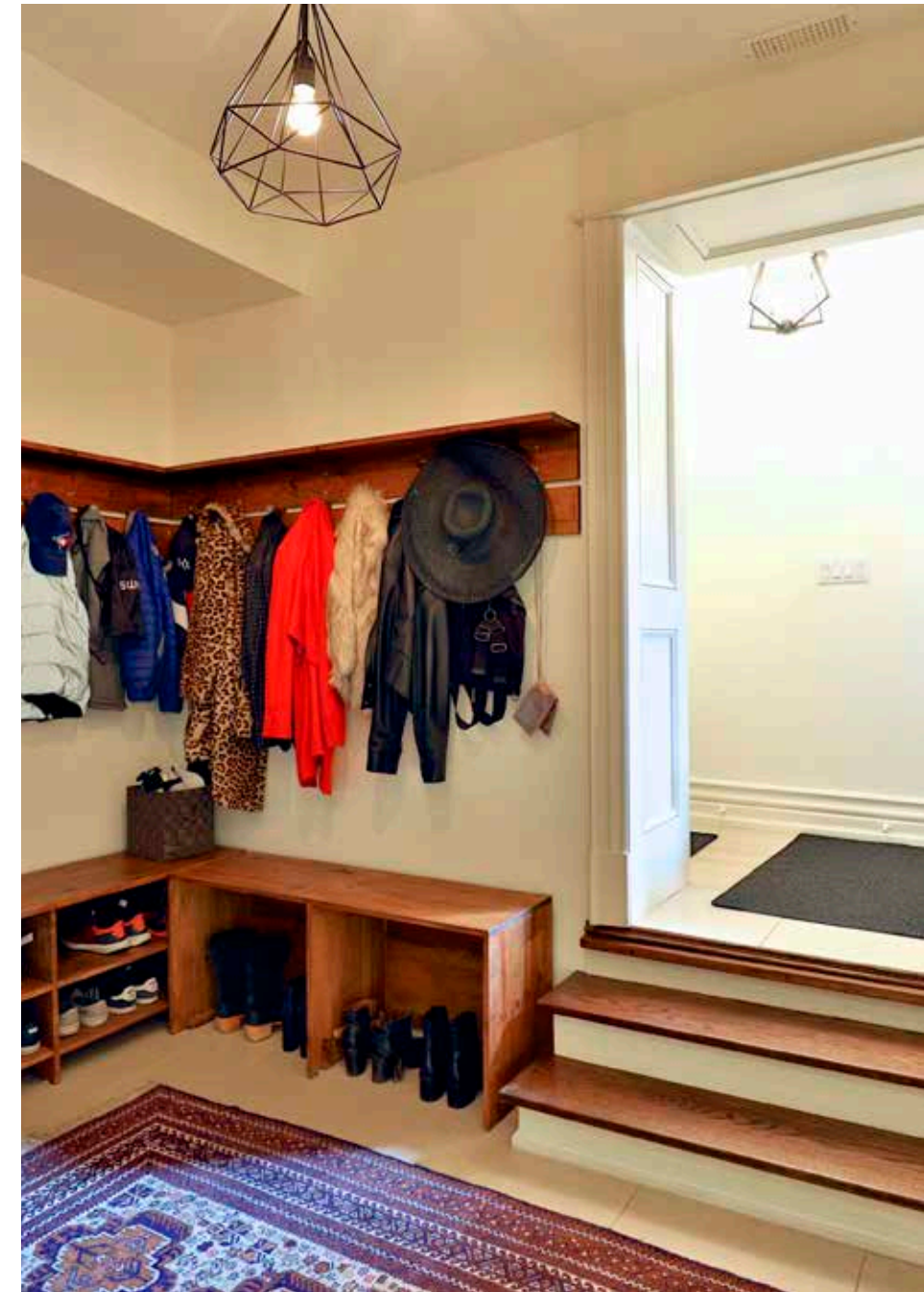
### Mudroom

- Marble floor
- Custom designed built-in bench, shelving and hooks
- Closet

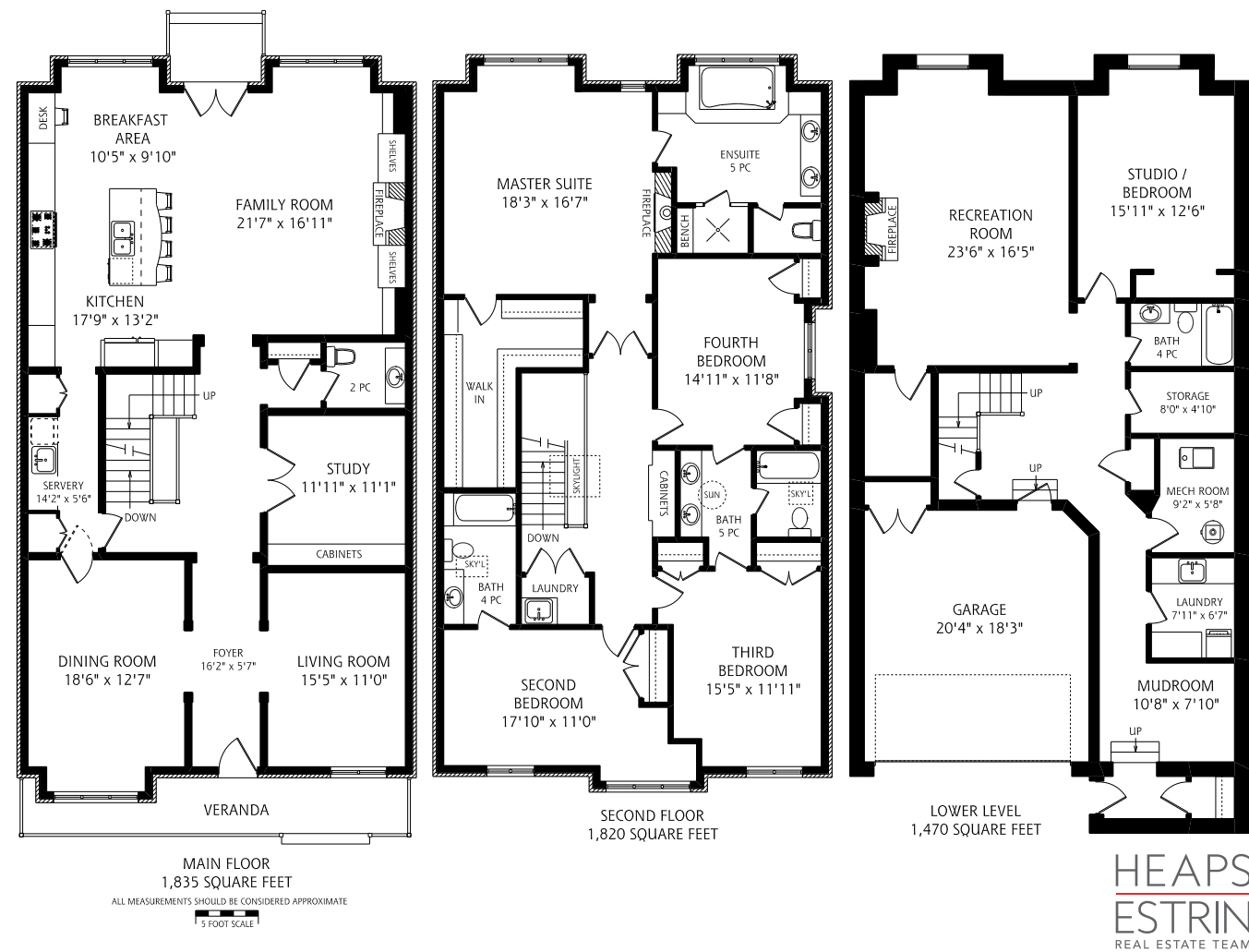
Storage under stairs

Storage closet

Direct access to double garage









# NEIGHBOURHOOD

83

WALK SCORE

88

TRANSIT SCORE

96

BIKE SCORE

This location is in the South Hill neighborhood in Toronto.

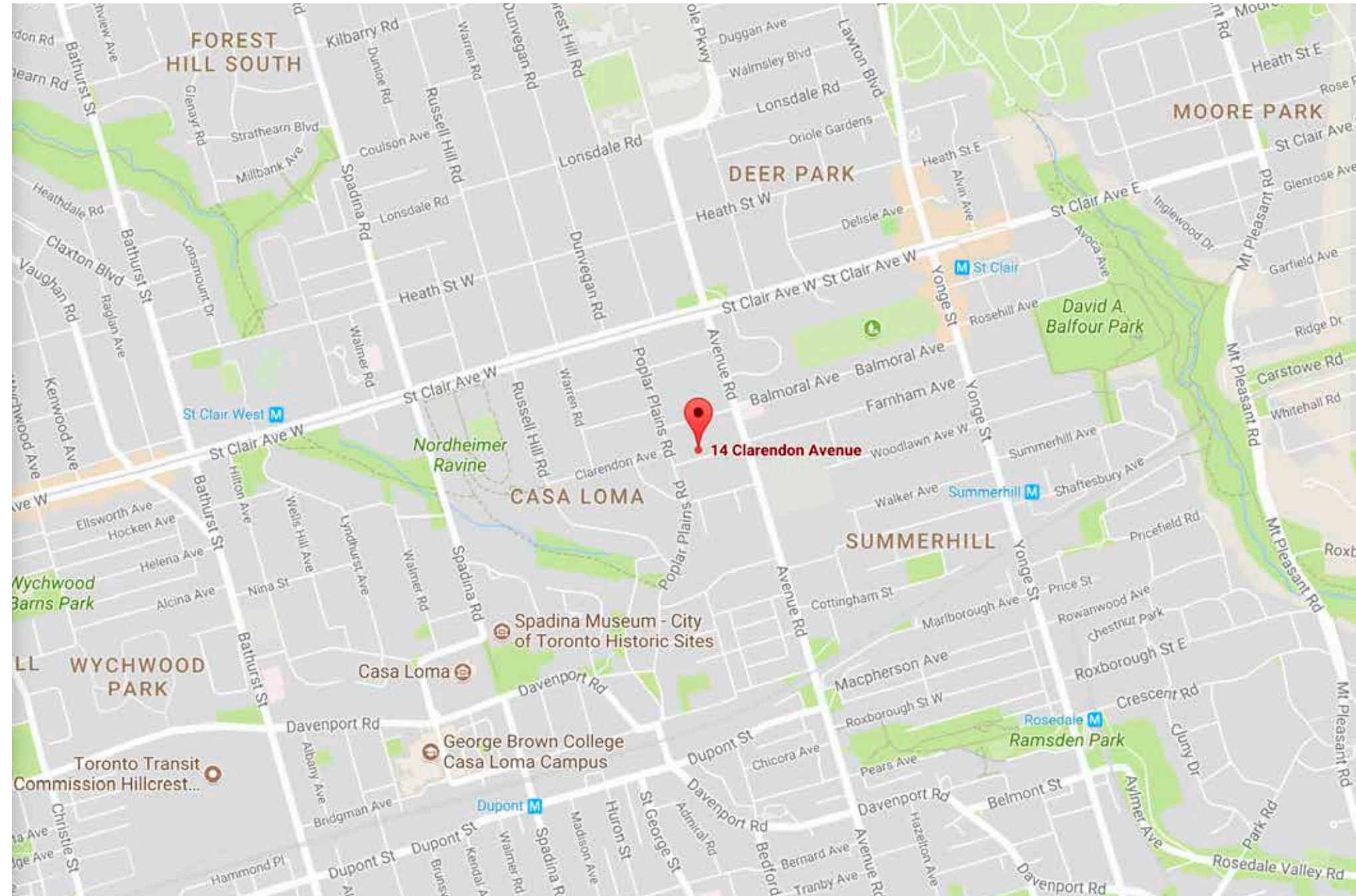
This home is located in park heaven, with 11 parks and a long list of recreational facilities within a 20 minute walk from this address.

Nearby parks include Poplar Plains Park, Glenn Gould Park and Sir Winston Churchill Park.

With fantastic public schools near by, your kids can thrive in the neighbourhood. There are also two Catholic schools and a private school within 2.37 km of this address.

Public transit is at your doorstep for easy travel around the city. A two minute walk to the nearest bus stop and a short walk to St. Clair subway station.

Conveniently located near many shops and restaurants.







## EVERY HOME HAS A STORY

"Our home is very bright and always feels upbeat, it has a great feeling. It's a spectacular layout with a family room having a direct walkout to the back garden. The backyard becomes an extension of the house in the summer,

feeling like an outdoor kitchen/dining room. You would never know you are in the centre of the city. It has been a favourite house for all of my kids' friends to hang out...I could go on."

## ADDITIONAL INFORMATION

### Inclusions:

Panelled French door KitchenAid fridge, Viking Professional stainless steel six burner gas stove, Ventahood stainless steel range hood, Miele stainless steel dishwasher, Panasonic stainless steel microwave, Danby bar fridge, stacked Duet washer and dryer, all electric light fixtures (except where excluded), central vacuum and equipment, irrigation system and equipment, alarm system and equipment (monitoring extra), air conditioning system and equipment and gas burner and equipment.

### Exclusions:

All window coverings, chandeliers in master bedroom, master ensuite, foyer and powder room, wall sconces in powder room, light fixture in fourth bedroom, sconce in stairway and all wall-mounted televisions.

Rental Items: Hot water tank.

Lot: 37 feet by 135.5 feet.

Driveway: Private driveway with double built-in garage.

Heating: Hot water gas.

Cooling: Central air conditioning.

Taxes: \$18,312.73 (2017 annual).

Possession: 90 days or to be arranged.

## 14CLARENDONAVENUE.COM

OFFERED FOR SALE AT

# \$3,995,000



# HOW CAN WE HELP?

---

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and Top 5 in Canada for Royal LePage.

# HEAPS ESTRIN TEAM

---

416.424.4910  
info@HeapsEstrin.com  
www.HeapsEstrin.com





# *your* BEST MOVE

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage  
Independently Owned and Operated

---

\*For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.