



HEAPS ESTRIN

REAL ESTATE TEAM



214 Douglas Avenue





## 214 Douglas Avenue

An exceptional home, well built and beautifully designed from the inside out. Perfectly situated on a quiet, dead-end block, rarely available. Classic finishes meet an ideal layout with well balanced formal and informal rooms. Gorgeous open concept kitchen with stainless steel appliances, stone countertops and ample storage. Delightful family room with custom built-ins, gas fireplace and a walk-out to the rear garden. Spacious bedrooms, en- suites and second floor laundry. Beautiful hardwood floors, pot lights and high ceilings throughout. Outstanding lower level with large recreation room, guest suite and a spacious office. Detached garage at the rear of the property. Steps to Avenue Rd, wonderful parks, restaurant and world class private and public schools. Moments to transit and the highway. This home truly has it all!

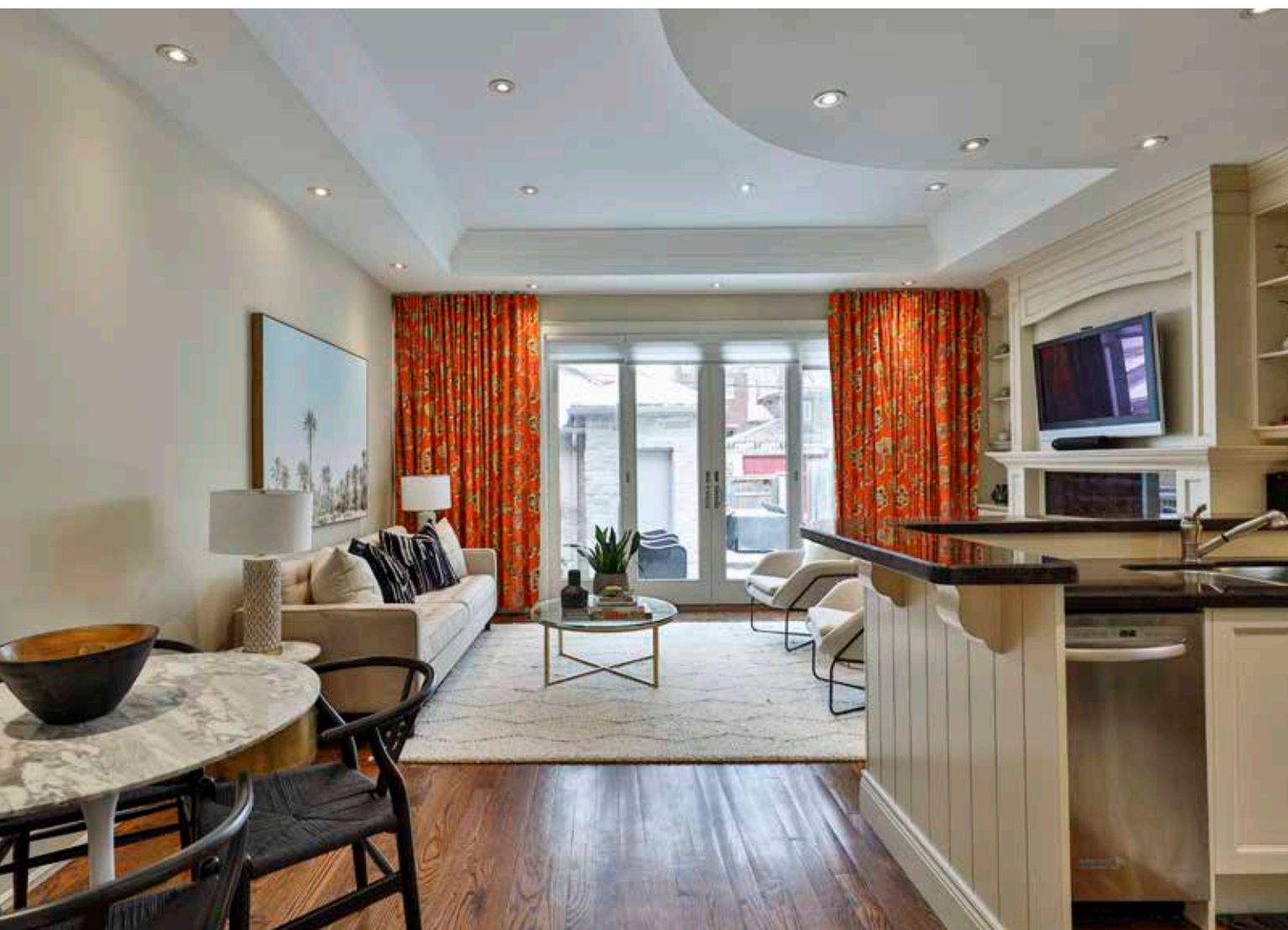




















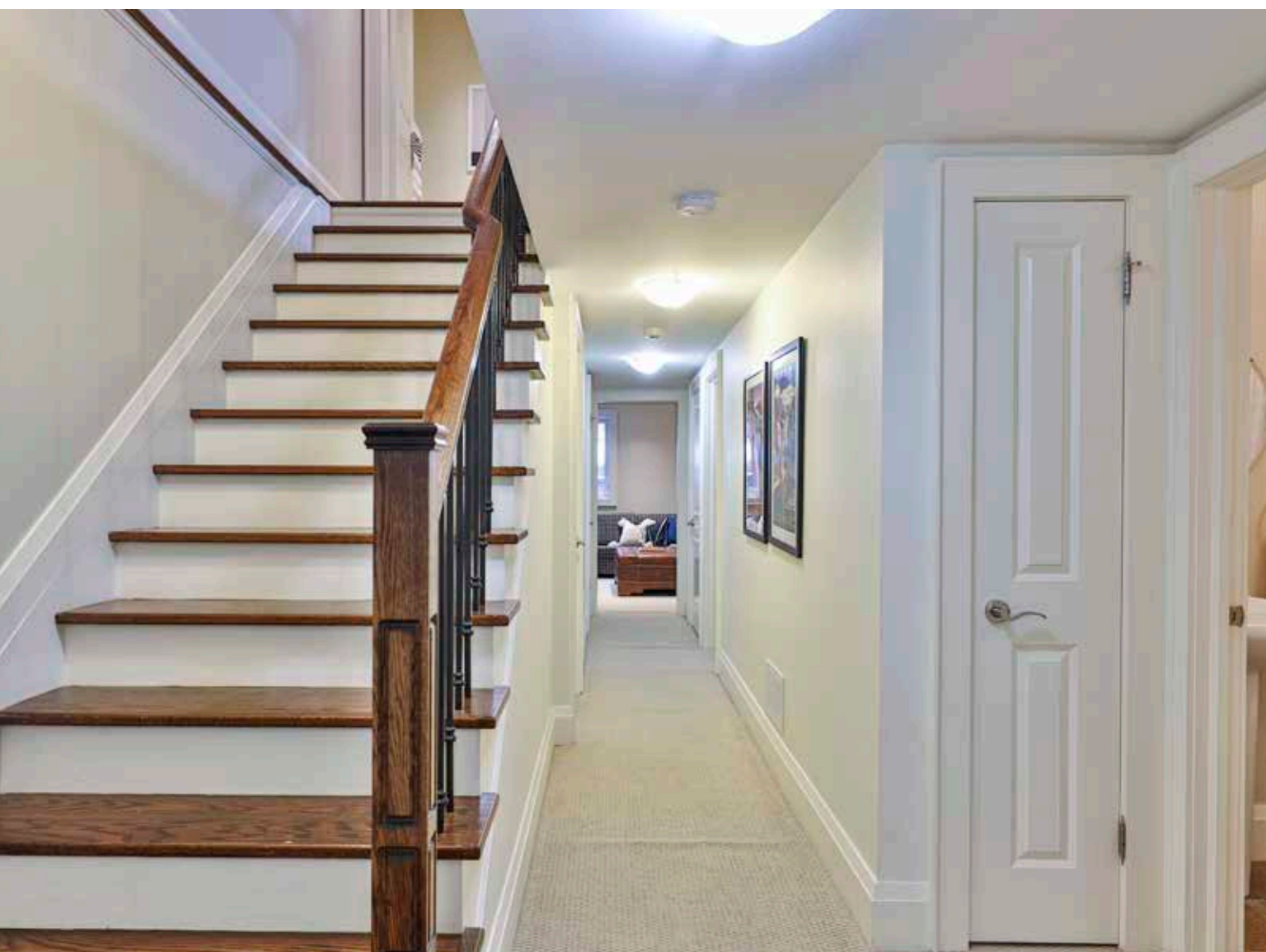








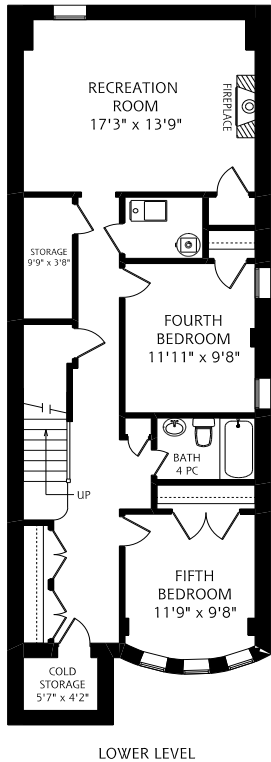
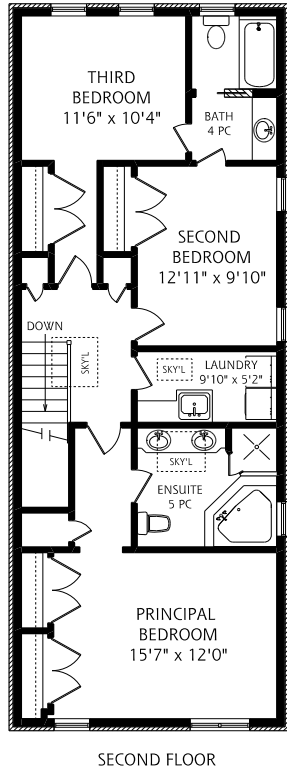
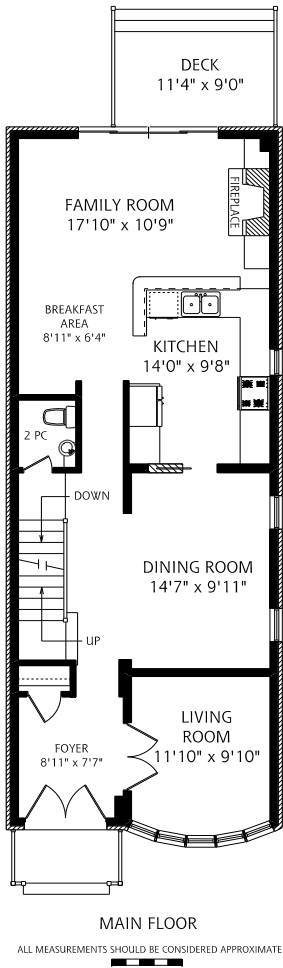












# Features

- A well built and beautifully designed home, ideally located on a quiet dead-end block
- Stately front facade with stone details and grand double door entry
- Spacious foyer with stone floor, and entry closet
- Sun-filled living room overlooking the front garden
- Gracious dining room with arched entry, coffered ceiling and pot lights
- Fully equipped kitchen with stainless steel appliances, stone counter tops, breakfast bar and ample storage
- Well appointed breakfast room, across from the kitchen and family room
- Fabulous family room, open to the kitchen and featuring customers built-ins, a gas fireplace and a walk-out to the backyard
- Main floor powder room
- Hardwood floors, high ceilings and pot lights throughout the main floor
- Spacious second floor with three generous bedrooms, en-suite and a huge laundry room
- Primary retreat with ample closet space, outstanding ceiling height and a five piece ensuite
- Excellent second and third bedrooms with a shared ensuite
- Incredible lower level with a generous recreation room, featuring a gas fireplace, high ceiling, pot lights and storage
- Two supplementary bedrooms with closets, idea for guests and or office space
- Detached single car garage via lane way. Optional second parking space next to the garage- stone patio built to accommodate and support parking
- Low maintenance front and back gardens
- Unbeatable location, just steps from the amenities on Avenue, Lawrence, Yonge street and beyond
- World class public and private schools just minutes away
- Well rated and well loved John Wanless school, Glenview SR and Lawrence Park in district
- Easy access to public transportation and the highway system

## INCLUSIONS

- KitchenAid stainless steel f r idge with f reezer, Panasonic stainless steel microwave, KitchenAid stainless steel stove, KitchenAid stainless steel dishwasher, all electric l ight f ixtures, all window covers, broadloom where laid, Maytag washer and dryer, gas burner and equipment, central air conditioning and equipment

## EXCLUSIONS

- None

## RENTAL

- Hot Water Tank

# Details

## LOT SIZE

25 .25 x 109 .00 feet

## TAXES

\$10 ,254 .90 (2020)

## POSSESSION

To be determined

## HEATING

Forced Air / Gas

## COOLING

Central Air Conditioning

## DRIVEWAY

Detached, single car garage with the option i s a second parking space next to the f i replace





# HEAPS ESTRIN

REAL ESTATE TEAM

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.

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