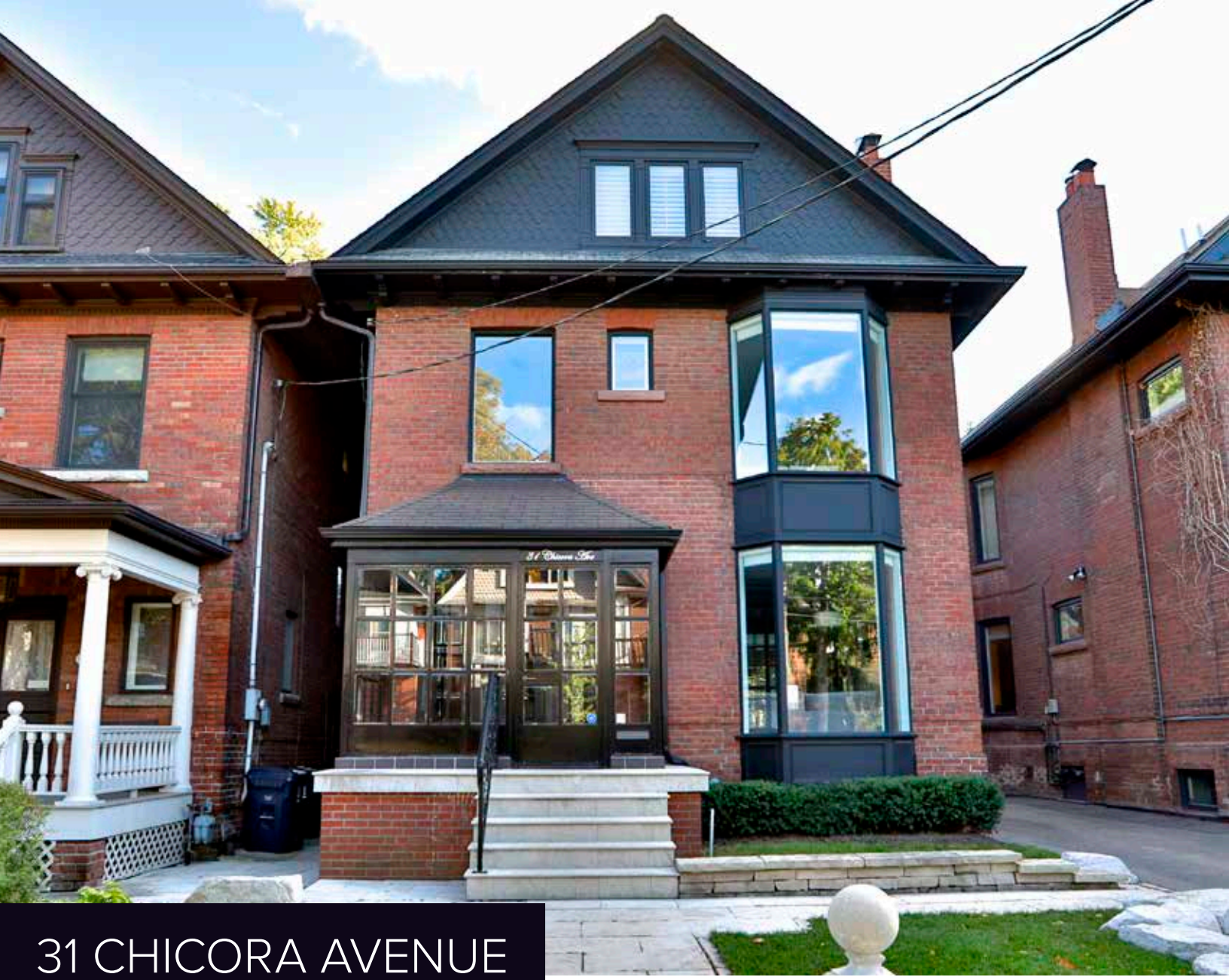


31 CHICORA AVENUE

Exceptional curb appeal and great location within easy walking distance to Yonge and Summerhill, Yorkville and the Annex. Enjoy this special renovation which blends the best features of a Victorian Annex home with contemporary European design. Exceptionally high end finishes with open concept main floor featuring gas fireplace and a dramatic open foyer extending to the second floor. Designer eat in kitchen overlooking the south facing garden. Second floor master retreat with sitting area, sophisticated ensuite bathroom and walk-in closet. Bright third floor with two additional bedrooms and a bathroom. Finished lower level. Easy parking in the garage and in front of the garage. Easy to convert to four bedrooms if desired.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Modern two and a half storey home within steps of Yorkville
- Extensively renovated in 2011 by highly acclaimed architects Reigo and Bauer
- Great curb appeal
- Modern open concept main floor
- Exceptionally high end finishes
- Abundance of natural light throughout
- Generous sized principal rooms
- Dramatic light filled open foyer
- Designer eat in kitchen with oversized Caesarstone waterfall countertop and breakfast area
- Walkout to large back deck from breakfast area
- Airy living room with gas fireplace
- Heated floors in breakfast area
- Master retreat with walk-in closet
- Stunning four piece master ensuite with heated floor
- Excellent size bedrooms
- Spacious third floor bedrooms and four piece bathroom
- Separate side entrance
- Fantastic lower level with wet bar and wine cellar
- Oversized garage
- Large rear deck, great for entertaining
- Professionally landscaped front and back gardens
- Walk to Royal Ontario Museum, University of Toronto, Bloor Street, subway, parks and shops
- Short walk to Summerhill, Yorkville and the Annex
- Easy access to TTC
- Great school district: Huron Street Junior Public school, Jesse Ketchum Junior and Senior public school, Jarvis Collegiate Institute and Northern Secondary school

IMPROVEMENTS:

2016
- Newly sodded front lawn

2014
- New deck with built-in benches
- Newly landscaped backyard

2011
- Main and second floors extensively rebuilt and reconfigured. Design completed by highly acclaimed architects Reigo and Bauer
- Opened up main floor using steel beams
- Heated floor in portion of kitchen and breakfast area
- Sound system – built-in speakers throughout main floor
- Mostly new windows and glass sliding door to back deck
- New kitchen including: new Caesarstone countertops throughout kitchen, new glass backsplash, and all new Miele appliances
- Two Foscarini Italian light fixtures in kitchen
- New sink, toilet and mirror in main floor powder room
- Renovated master ensuite, including striking blue glass shower enclosure, Toto toilet, heated floor and vanity
- New his and her closets in master bedroom
- Two new skylights on third floor
- New Toto toilet in third floor bathroom
- New broadloom on staircase from main floor to third floor
- New indoor/outdoor broadloom in lower level
- New roll out awning in backyard

ADDITIONAL INFORMATION:

Inclusions:	Paneled Miele fridge, Miele induction glass cooktop, Miele wall oven and microwave/convection oven, Falmec glass hood fan, paneled Miele dishwasher, Whirlpool washer and dryer, bookshelves in second bedroom on third floor, all window coverings, broadloom where laid, all electric light fixtures (except where excluded), central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Front hall light fixture.
Lot:	33.5 feet by 120 feet.
Driveway:	Mutual driveway with parking in garage and in front of the garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning
Taxes:	$12,899.50 (2016 annual).
Possession:	30-60 days or to be arranged

OFFERED FOR SALE AT $2,475,000

MAIN FLOOR

Vestibule
- Tile floor
- Striking design blending glass and steel

Foyer
- Porcelain floor
- Dramatic entry – open to top floor
- Double closet
- Abundance of natural light
- Leaded glass window

Living room
- Porcelain floor
- Modern gas fireplace
- Built-in speakers
- Pot lights
- Custom window coverings
- Bay window overlooking front garden
- Overlooks dining room

Dining Room
- Porcelain floor
- Pendant light
- Custom window coverings
- Double exposure

Renovated Kitchen
- Striking modern design
- Porcelain floor
- Oversized island with Caesarstone waterfall countertop
- High end Miele appliances
- Large stainless steel sink
- Glass backsplash
- Built-in speakers
- Plenty of storage
- Soft closing drawers
- Pull up cupboards
- Cabinetry with pull out drawers
- Waste and recycling centre
- Pot lights

Breakfast Area
- Heated porcelain floor
- Stunning Italian light fixtures
- Built-in desk with custom upper cabinets
- Custom window coverings
- Walkout to large back deck

Powder Room
- Porcelain floor
- High ceiling
- Floating sink
- Designer wallpaper
- Sconces













SECOND FLOOR
(Broadloom on stairway)

Master Retreat
- Broadloom
- Walk-in closet with built-in organizers and vanity
- Double closet with shoe rack
- Pot lights
- Double exposure
- Custom window coverings including blackout blinds and sun shades
- Overlooks back garden

Renovated Four Piece Master Ensuite
- Heated tile floor
- Floating vanity with Corian countertop and his and her sinks
- Abundance of counter space
- Wall mounted faucets
- Large separate shower with blue glass enclosure and rain shower head
- Custom built-in cabinetry
- Large mirror
- Sconces
- Custom window coverings

Sitting Area/Family Room
- Broadloom
- Gas fireplace with ceramic hearth
- Built-in shelf
- Pot lights
- Leaded glass window
- Large bay window with custom window coverings
- Open to main floor
- Overlooks front garden
- Easy to convert to fourth bedroom if desired

THIRD FLOOR
(Skylight and Broadloom)

Second Bedroom
- Broadloom
- Double closet
- California shutters
- Overlooks front garden

Third Bedroom
- Broadloom
- Double closet
- Overlooks back garden

Four Piece Bathroom











LOWER LEVEL

Separate Side Entrance

Recreation Room
- Broadloom
- Above grade window

Fourth Bedroom
- Broadloom
- Wall-to-wall closet with built-in organizers
- Custom window coverings
- Above grade window

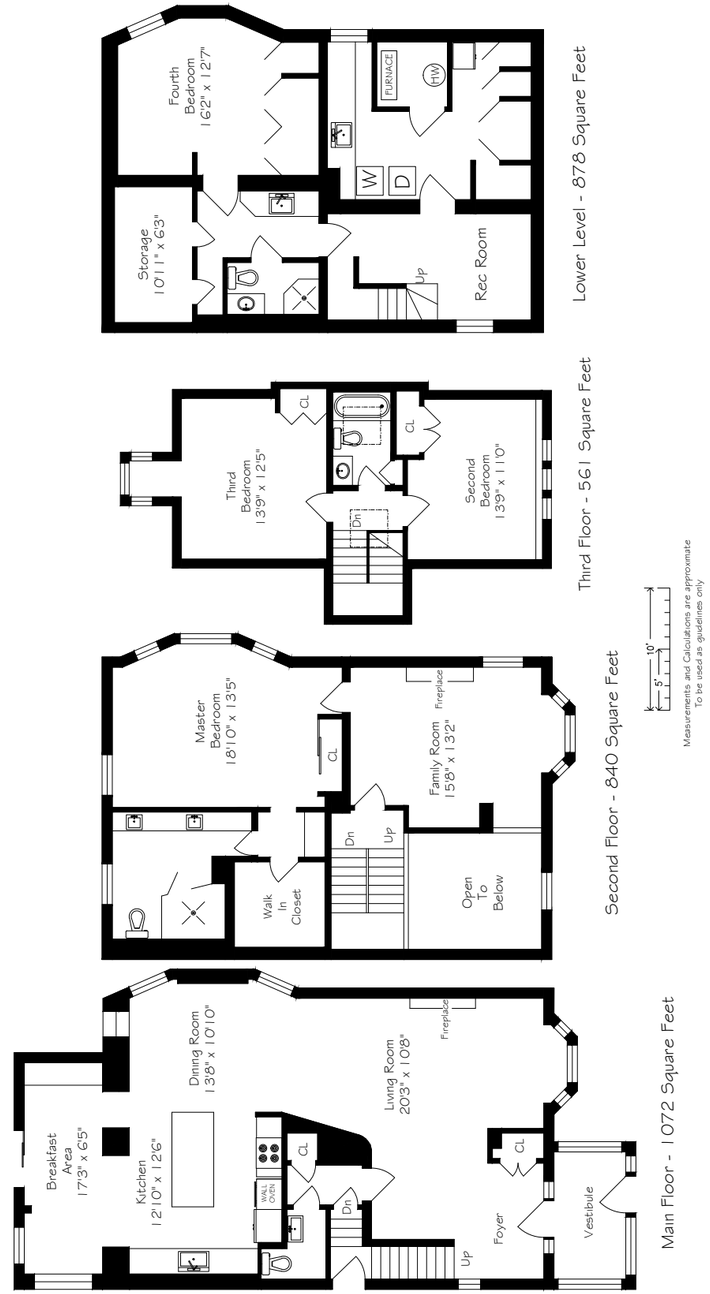
Wet Bar
- Broadloom
- Built-in shelving
- Bar sink
- Plenty of storage

Laundry Room
- Broadloom
- Large laundry sink with plenty of counter space
- Built-in cabinets
- Built-in shelving
- Above grade window

Three Piece Bathroom

Wine Cellar
- Concrete floor
- Brick feature wall
- Terracotta wine racks

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