

44A ELVINA GARDENS

Mount Pleasant East

your
BESTMOVE



44A ELVINA GARDENS

Enjoy this custom built contemporary gem designed by an award-winning architect. Well located on a quiet North Toronto street. Every inch of this home has been thoughtfully curated with spectacular finishes. The layout offers over 3600 square feet of bright, finished living space. Open concept main floor with a great flow. Features include a stunning eat-in kitchen, luxurious bathrooms throughout, fantastic family room with walkout to west facing garden, built-in garage and prime location. Walking distance to the shops and amenities on Yonge Street and also to Sherwood Park and the ravine system.

FEATURES

- Recently built custom four bedroom contemporary home built by award winning architect
- Well located on a quiet street in North Toronto
- 3,647 square feet of exquisitely finished space
- High ceilings throughout
- Spacious principal rooms with excellent flow for everyday living and entertaining
- High end chrome hardware in all bathrooms
- Large family room with walkout to back patio and garden
- Master suite with walk-in closet, custom built-ins and four piece ensuite
- Stunning designer kitchen with oversized centre island
- Private driveway with built-in garage
- Tarion warranty in place
- Good school district: Eglinton Junior Public School, Glenview Senior Public School, North Toronto Collegiate Institute and Northern Secondary School.
- Walk to picturesque Sherwood Park – located in a valley it has two wading pools, walking and running trails, large playground and off leash dog area
- Close to the amenities of Eglinton Avenue and Yonge Street
- Public transit at doorstep for easy travel around the city

- Easy access to the 401 and highway system
- Mechanics:**
- 200 amp electrical service
 - Hard wired security system (monitoring extra)
 - Rough-in for central vacuum with inlets located on all floors for optimal coverage
 - Entire home pre-wired for architectural ceiling speakers which can be used with audio video equipment in each room or as part of a sophisticated multi-room audio system
 - Pre-wired for centrally located WiFi providing excellent wireless coverage
 - Contemporary lever style door hardware throughout
 - Foyer entrance closet finished with double French five panel doors
 - Imported maintenance free Prodema weatherproof exterior wood veneer cladding with superior dimensional stability
 - High end custom black windows
 - Upgraded fiberglass front door complete with satin nickel grip set
 - Superior quality two-ply Suprema flat roofing system – includes 10 year manufacturer s warranty
 - Fully drywalled garage interior with R31 insulation





GROUND FLOOR

Foyer

- Wide oak plank engineered hardwood floor
- Double closet with glass panels
- Pot lights
- Access to garage

Family Room

- Broadloom
- Pot lights
- Wall to wall windows overlooking back garden providing an abundance of natural light
- Walkout to back garden

Powder Room

- Porcelain tile floor
- Imported floating vanity with integrated sink and soft close storage drawers
- High end chrome hardware

Spacious Laundry Room

- Custom painted cabinetry with maple slab doors and brushed nickel hardware
- Stainless steel sink
- Graphite steel LG washer/dryer



MAIN FLOOR

Living Room

- High, nine foot ceiling
- Wide oak plank engineered hardwood floor
- Montigo linear gas fireplace
- Pot lights
- Open concept – great layout for entertaining
- Wall to wall windows providing an abundance of natural light
- Overlooks front garden

Dining Room

- High, nine foot ceiling
- Wide oak plank engineered hardwood floor
- Pot lights
- Wall to wall windows
- Open concept
- Overlooks back garden
- Walkout to deck



MAIN FLOOR

Kitchen

- Gorgeous designer eat-in kitchen
- Wide oak plank engineered hardwood floor
- Pull out spice drawers and pot drawers
- Imported European contemporary style cabinetry with Corian countertop
- Soft close hinges with modern brushed nickel hardware
- Large integrated pantry
- Stunning oversized island with seating for six and built-in 38 bottle capacity wine cooler
- Pendant lighting over island

- Pot lights
- Stainless steel double undermount sink
- Beautiful stone backsplash
- High end stainless steel appliances

- Overlooks living room and dining room

Powder Room



SECOND FLOOR

Master Bedroom

- Wide oak plank engineered hardwood floor
- Imported, built-in contemporary style cabinetry with television niche and chrome hardware
- Walk-in closet with built-in organizers
- Pot lights
- Wall to wall windows overlooking garden

Four Piece Ensuite

- Heated porcelain tile floor
- Five panel glass door
- Custom cabinetry with quartz countertop
- Contemporary undermount sink
- Oversized, frameless glass shower with rain shower head and wall mounted hand shower
- Built-in Roman soaker tub
- High end chrome hardware
- Pot lights





SECOND FLOOR

Fourth Bedroom/Office

- Wide oak plank engineered hardwood floor
- Double closet
- Crown moulding
- Pot lights
- Overlooks back garden

Note: This space is currently open to master bedroom but could be enclosed to create a separate fourth bedroom or office.

Second Bedroom

- Broadloom
- Double closet
- Overlooks front garden

Third Bedroom

- Broadloom
- Double closet
- Overlooks front garden

Four Piece Bathroom

- Porcelain tile floor
- Soaker tub with porcelain tile surround
- High end chrome hardware
- Linen closet with French doors

Linen Closet





LOWER LEVEL

(Good ceiling height)

Bedroom or Gym

- Broadloom
- Double closet
- Window well to provide natural light

Office Nook in Hallway

Four Piece Bathroom

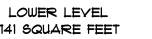
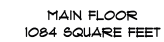
- Porcelain tile floor
- Custom vanity with quartz countertop
- Soaker tub with porcelain tile surround
- Undermount sink
- High end chrome hardware

Closet

Large Utility Room/Storage Room

Storage Closet at bottom of stairs





NEIGHBOURHOOD

74

WALK SCORE

81

TRANSIT SCORE

90

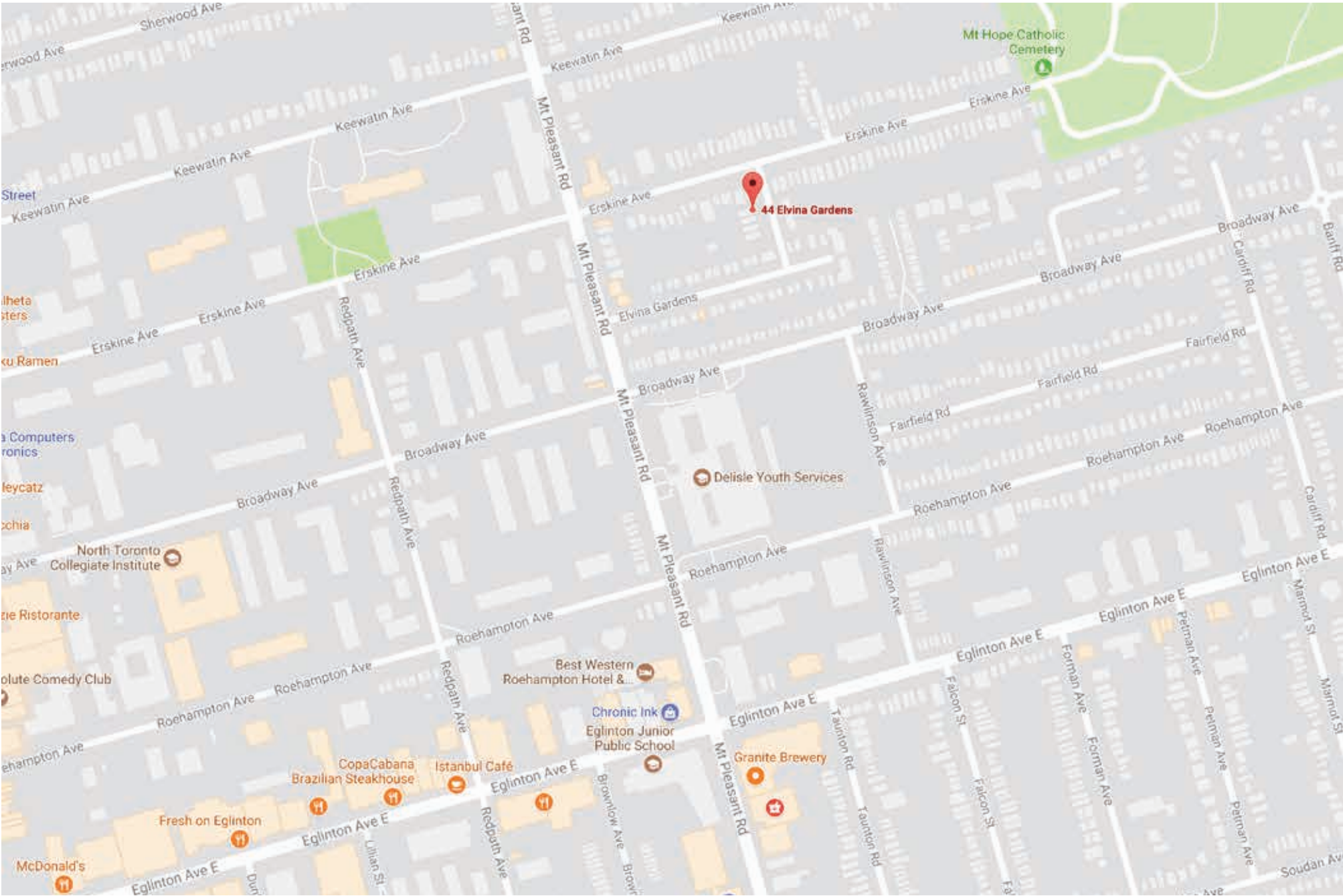
BIKE SCORE

This location is in the Mount Pleasant East neighborhood in Toronto.

This home is located in park heaven, with 15 parks and a long list of recreational facilities within a 20 minute walk from this address. Nearby parks include Sherwood Park and Blythwood Ravine Park.

With excellent public schools near this home, your kids will get a great education in the neighbourhood. There are also two Catholic schools and two private schools close by.

Public transit is at this home's doorstep for easy travel around the city. The nearest bus stop is only a 2 minute walk away and Eglinton station is a 15 minute walk.





ADDITIONAL INFORMATION

Inclusions:	Jenn-Air stainless steel French door fridge, Bosch stainless steel built-in oven, Bosch stainless steel gas cooktop, Panasonic Inverter stainless steel microwave, Faber stainless steel hood fan, Frigidaire stainless steel wine cooler, LG Inverter stainless steel front load washer and dryer, Bosch stainless steel dishwasher, all electric light fixtures, all window coverings, central vacuum system, alarm system and equipment (monitoring extra) and equipment and gas burner and equipment.
Exclusions:	None.
Lot:	25 feet by 124.84 feet.
Drive:	Private driveway with built-in garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$11,277.77 (2017 annual).
Possession:	60 days or to be arranged.

44AELVINAGARDENS.COM

OFFERED FOR SALE AT
\$2,195,000

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



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