



44 COLIN AVENUE

Charming family home on a gorgeous west-facing lot in coveted Chaplin Estates. Warm and inviting ambience with large principal rooms and an abundance of natural light. Extensive renovations artfully combine original character and features with modern amenities and mechanics. The rear addition boasts a large updated eat-in chef's kitchen and family room with walkout to private landscaped gardens. Features include a main floor powder room, generous living room with wood burning fireplace, spacious bedrooms and lower level guest suite and bathroom. Fabulous location - steps to Davisville subway station, the Beltline, parks and endless amenities of Yonge Street. Great public and private school district. Move in and enjoy this beautiful home as is or expand and take advantage of the spacious lot and rear addition structurally built to support a second storey addition.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Charming and updated family home in desirable Chaplin Estates
- Quiet street in a great location – where kids play out front
- Engineered to support a second storey addition
- Ample opportunity for expansion
- Exceptional curb appeal
- Gracious principal rooms
- Abundance of natural light
- Hardwood floors throughout
- Original trim and features
- Large renovated eat-in kitchen with walkout to back deck and exquisite gardens
- Living room with wood burning fireplace
- Spacious family room with vaulted ceiling
- Generously sized master bedroom overlooking front yard
- Second floor office overlooking backyard and gardens
- Four zone controlled thermostat for comfort management and energy savings
- Large dining room – perfect for entertaining
- Professionally landscaped front and rear yard with flagstone walkway and beautiful perennial gardens
- Cedar front and covered back porch
- Large custom built shed with cedar shakes and barbeque shelter
- Private driveway with parking for three cars
- Walking distance to Davisville and Eglinton subway stations
- Easy access to shops, restaurants and other amenities of Yonge Street
- Great School District - Davisville Jr Public School, Hodgson Senior Public School, North Toronto Collegiate Institute and Northern Secondary School
- Close proximity to some of Toronto's best private schools, Greenwood College School, Crescent, Havergal and Upper Canada College
- Walk or bicycle onto the belt line trail and numerous parks nearby

IMPROVEMENTS:

- CertainTeed Independence shingles on house (2012)
- Second floor front windows and exterior cedar shakes (2012)
- One-storey, full-basement extension at rear with skylights (2003)
- Renovated kitchen (2003)
- New side door and porch decks (2003)
- Carrier four-zone, forced air, high efficiency natural gas furnace and air conditioning system with Aprilaire humidifier (2002)
- GSW direct vent, natural gas domestic hot water heater
- New copper potable water plumbing
- Hot water recirculation providing instant hot water at faucets
- New sinks throughout
- New right-height, elongated toilets throughout
- New 100 A service panels (200 A-ready main panel simply requires 200 A mast and service)
- New copper wiring
- Programmable, smart dimmers and switches installed throughout
- Spacious custom designed and built garden shed
- Roof-line polyurethane foam insulation
- Aluminum eavestrough and downspouts
- Wiring roughed-in for electric DHW heater

ADDITIONAL INFORMATION:

Inclusions: Jenn Air Refrigerator, Wolf gas cooktop, Viking range hood, KitchenAid convection wall oven, Two Fisher & Paykel Dish-Drawer dishwashers, water filter, Frigidaire freezer in the basement, microwave, stacked Maytag Neptune washer and dryer, storage unit in basement, all blinds and window coverings, all light fixtures (except where excluded), humidifier, air conditioning system and equipment, and gas burner and equipment.

Exclusions: Teak Lamp with blue shade in living room, dining room chandelier, sconce with square shade in foyer and yellow and gold lamp in foyer.

Lot: 40 feet by 133.5 feet.
Driveway: Private driveway – parking for three cars.
Heating: Forced air gas.
Cooling: Central air conditioning.
Taxes: \$9,574.04 (2017 annual).
Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$2,665,000

MAIN FLOOR

Foyer

- Hardwood floor
- Closet
- Glass doors – open to living room

Living Room

- Hardwood floor
- Wood burning fireplace with terracotta hearth and built-in shelving
- Leaded glass windows
- Large bay window overlooking front garden

Dining Room

- Hardwood floor
- Leaded glass windows

Kitchen

- Large eat-in kitchen
- Engineered hardwood floor
- Built-in banquette with double exposure overlooking back gardens
- Large island with pendant lighting
- Custom wood cabinets with Beech wood countertops
- Two separate sinks
- Water filter
- High end paneled appliances
- Two dishwasher drawers
- Pot lights
- Abundance of storage
- Skylight
- Walkout to deck and large patio

Family Room

- Engineered hardwood floor
- Pine trimmed beams
- Vaulted ceiling with skylight
- Lead glass window – overlooks rear yard and back gardens

Powder Room





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Wainscoting
- Closet
- Overlooks front yard

Second Bedroom

- Hardwood floor
- Closet with built-in shelves
- Overlooks front yard

Third Bedroom

- Hardwood floor
- Closet with built-in organizers
- Glass door with walkout to office

Office

- Broadloom
- Wall to wall windows – overlooking rear gardens

Five Piece Bathroom

- His and hers vessel sinks
- Cabinets with custom Birchwood countertop
- Glass and marble tiled backsplash
- Bathtub with tile surround
- Sconce

Linen Closet

- Built-in shelving





LOWER LEVEL

(Side door entrance)

Fourth Bedroom

- Broadloom
- Closet
- Pot lights
- Above grade window

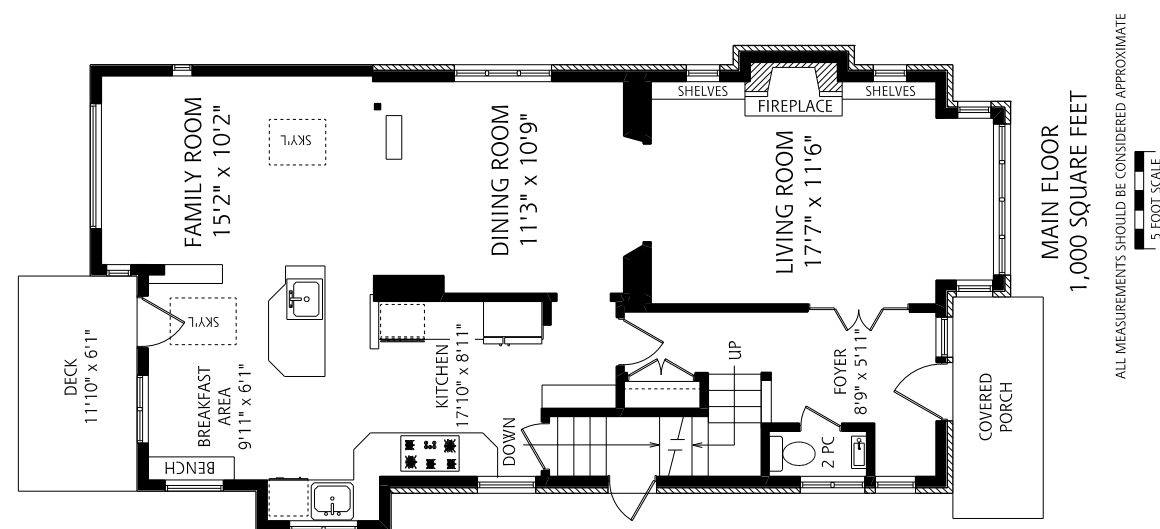
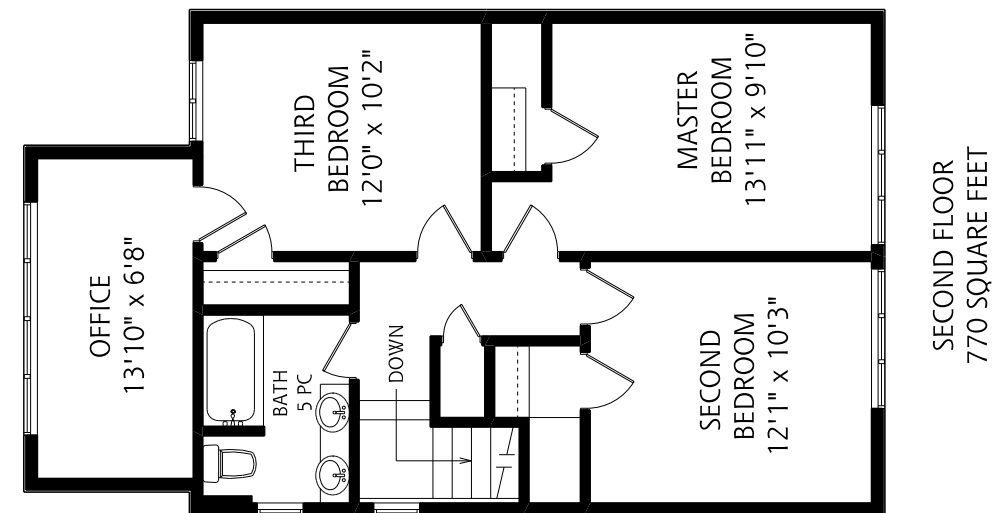
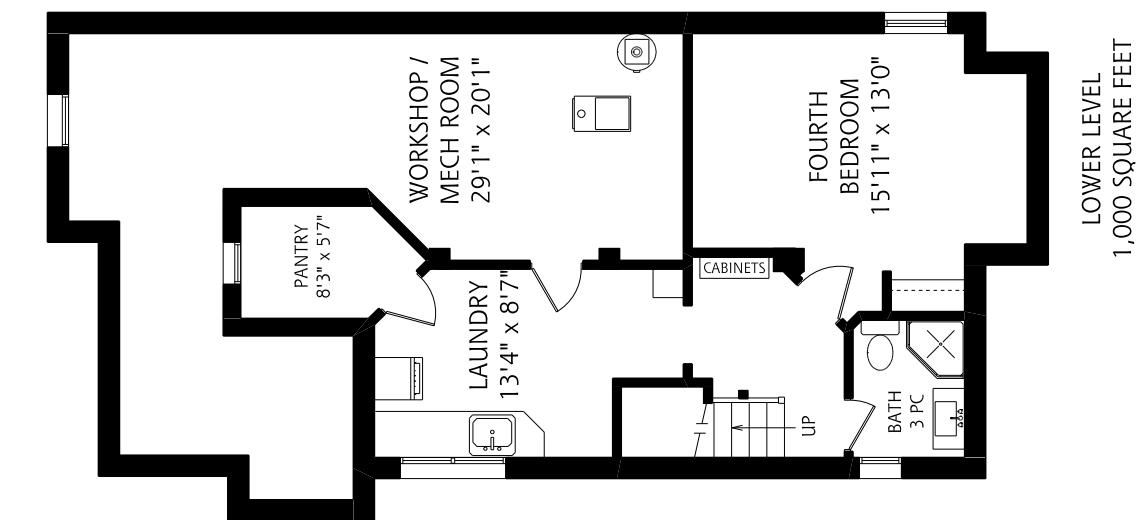
Three Piece Bathroom

Laundry Room

- Deep laundry sink
- Storage room with built-in shelving

Utility Room (with workshop area)

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