



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

571 ORIOLE PARKWAY

Eglinton Park

FEATURE SHEET



571 ORIOLE PARKWAY

Located on a quiet part of the street, within the highly desirable Allenby school district, 571 Oriole Parkway is a stunning, fully renovated tudor-style home with incredible curb appeal. The beautifully bright and open main floor features exquisite finishes, well proportioned rooms, a pristine

chef's kitchen, butler's pantry, and a cozy wood burning fireplace. Hardwood floors throughout. The second floor offers generously sized bedrooms and closets, and a luxurious marble bathroom. An outstanding professionally landscaped backyard with an upper deck, a lower stone patio

and your own entrance to the park! Licensed front pad parking and second parking spot at the top of driveway. Walking distance to fabulous shops & restaurants, and TTC; moments to the North Toronto Community Centre.

FEATURES

- Beautiful three bedroom Tudor style home located in a quiet part of Oriole Parkway
- Extra wide 33 foot lot
- Fully renovated throughout
- Hardwood floors throughout
- Plenty of natural light
- Large living room with a wood burning fireplace and a leaded glass bay window
- Kitchen with breakfast bar, quartz countertops and plenty of storage
- Generous size bedrooms
- Spacious master bedroom with an oversized closet
- Expansive lower level with ample room for storage
- Low maintenance front and back gardens
- Large rear wood deck with lower stone patio
- Private back gate to Eglinton Park
- Two car parking including licensed front parking pad
- Short walk to the shops, restaurants and subway at both Yonge and Eglinton and Yonge and Davisville
- Easy access to North Toronto Community Centre
- Great public and private schools: Allenby Junior Public School (French immersion available), Glenview Senior Public School, North Toronto and Upper Canada College
- Nearby Oriole Park features play areas for children and preschoolers, including swings, a clubhouse, baseball diamond, two tennis courts, sand pit, junior splash pad and wading pool
- North Toronto Memorial Community Centre, which includes an indoor and outdoor pools, a fitness centre, weight room, gymnasium, multipurpose rooms and a meeting space
- Short walk to the beltline trail
- Walking distance to TTC
- Easy access to downtown

RECENT IMPROVEMENTS

- Fully renovated kitchen and walk-through pantry (countertop and full backsplash is Calacatta Nuevo by Caesarstone)
- Renovated family bathroom
- New powder room
- New French doors to back deck
- New broadloom on stairs leading to lower level
- New electrical
- New plumbing
- All new floors
- New deck and fence with gate and steps to park
- New landscaping in front and back gardens
- Installed air conditioning
- New high efficiency furnace and water heater
- Fully painted interior
- Exterior - refinished Tudor decorative trim, painted front and back of house
- New front door
- All new gutters
- New windows (excluding leaded glass windows and in lower level)

MAIN FLOOR



Foyer

- Hardwood floor
- Closet with mirrored door
- Leaded glass window

Living Room

- Spacious
- Excellent width
- Hardwood floor
- Wood burning fireplace with stone hearth
- Built-in book shelves
- Wall sconces
- Leaded glass bay window
- Overlooking front garden
- Open to dining room

Dining Room

- Hardwood floor
- Leaded glass windows
- Open to kitchen and living room
- French doors with walkout to back deck

Kitchen

- Hardwood floor
- Breakfast bar with quartz countertop and waterfall edge
- Soft close drawers and doors
- Stone back splash
- Undermount sink
- Butler's pantry
- Ample storage
- Valance lighting
- Pot lights
- Open to dining room

Powder Room

- Pocket door
- Marble floor
- Pedestal sink
- Pot lights

Hardwood floor and leaded glass windows

Master Bedroom

- Spacious
- Hardwood floor
- Oversized closet
- Leaded glass windows
- Overlooks front garden

Second Bedroom

- Spacious
- Hardwood floor
- Wall to wall closets
- Overlooks back garden

Third bedroom

- Hardwood floor
- Large closet
- Custom window coverings

Playroom

- Hardwood floor
- Excellent natural light
- Custom window coverings
- Wall to wall windows
- Overlooks back garden

Four Piece Bathroom

- Marble floor
- Vanity with marble countertop
- Large tub/shower combination with tile surround
- Leaded glass windows
- Custom window covering

SECOND FLOOR



LOWER LEVEL

Full size unfinished lower level with ample room for storage

Laundry Room

Three Piece Bathroom



ADDITIONAL INFORMATION

Inclusions: Liebherr stainless steel fridge, Miele stainless steel four burned gas cooktop, Miele stainless steel wall oven, Stainless steel hood fan, Miele dishwasher, Whirlpool washer and Kenmore dryer, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, Space Pak air conditioning system and equipment and gas boiler and equipment.

Exclusions: Dining room chandelier.

Lot: 33 feet by 99.33 feet.

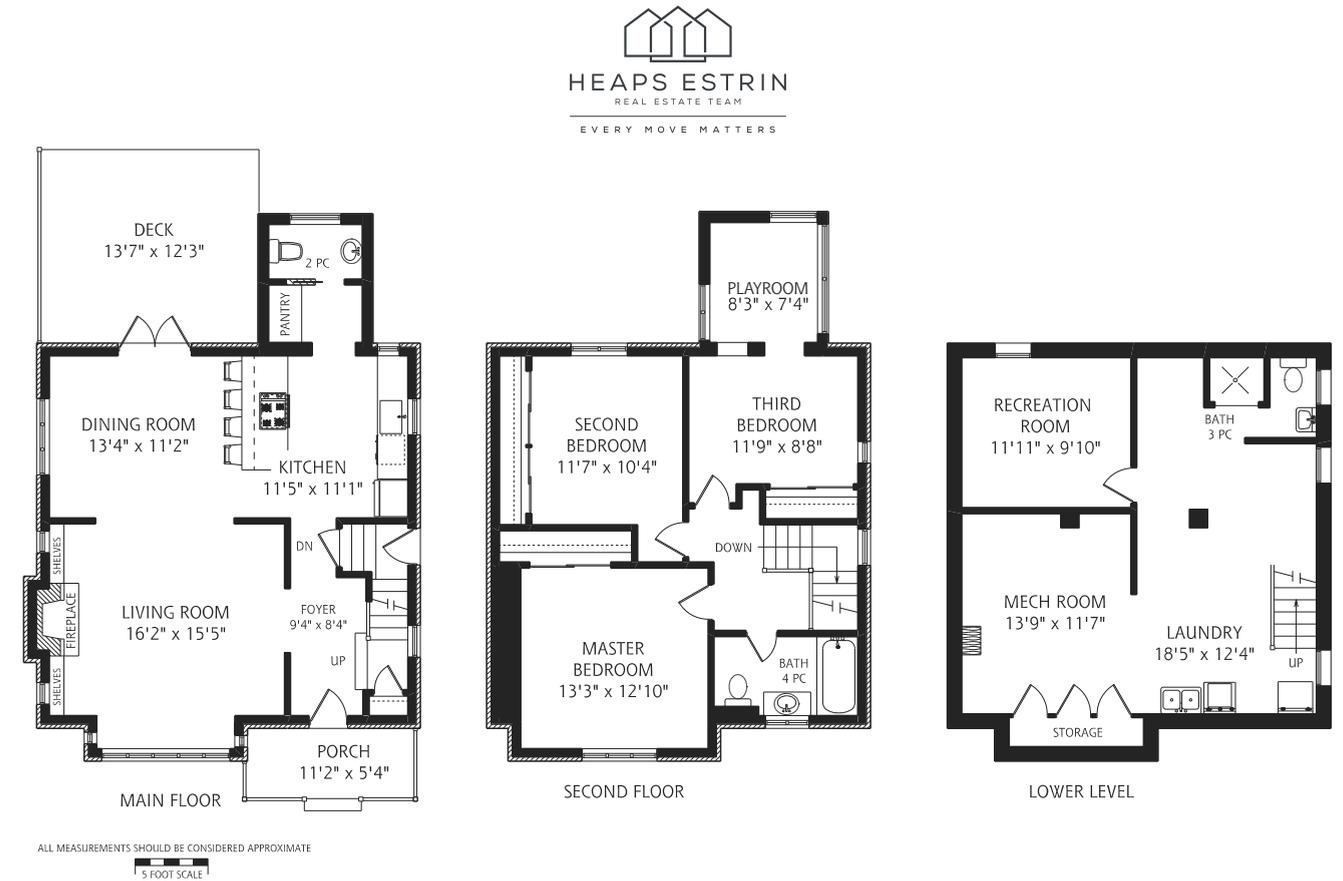
Parking: Two car parking.

Heating: Hot water gas.

Cooling: Central air conditioning.

Taxes: \$6,212.06 (2018 annual).

Possession: 60 days or to be arranged.



FOR MORE INFORMATION, PLEASE VISIT 571ORIOLEPARKWAY.COM

OFFERED FOR SALE AT **\$1,595,000**

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 #2 in Canada for Royal LePage.



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