



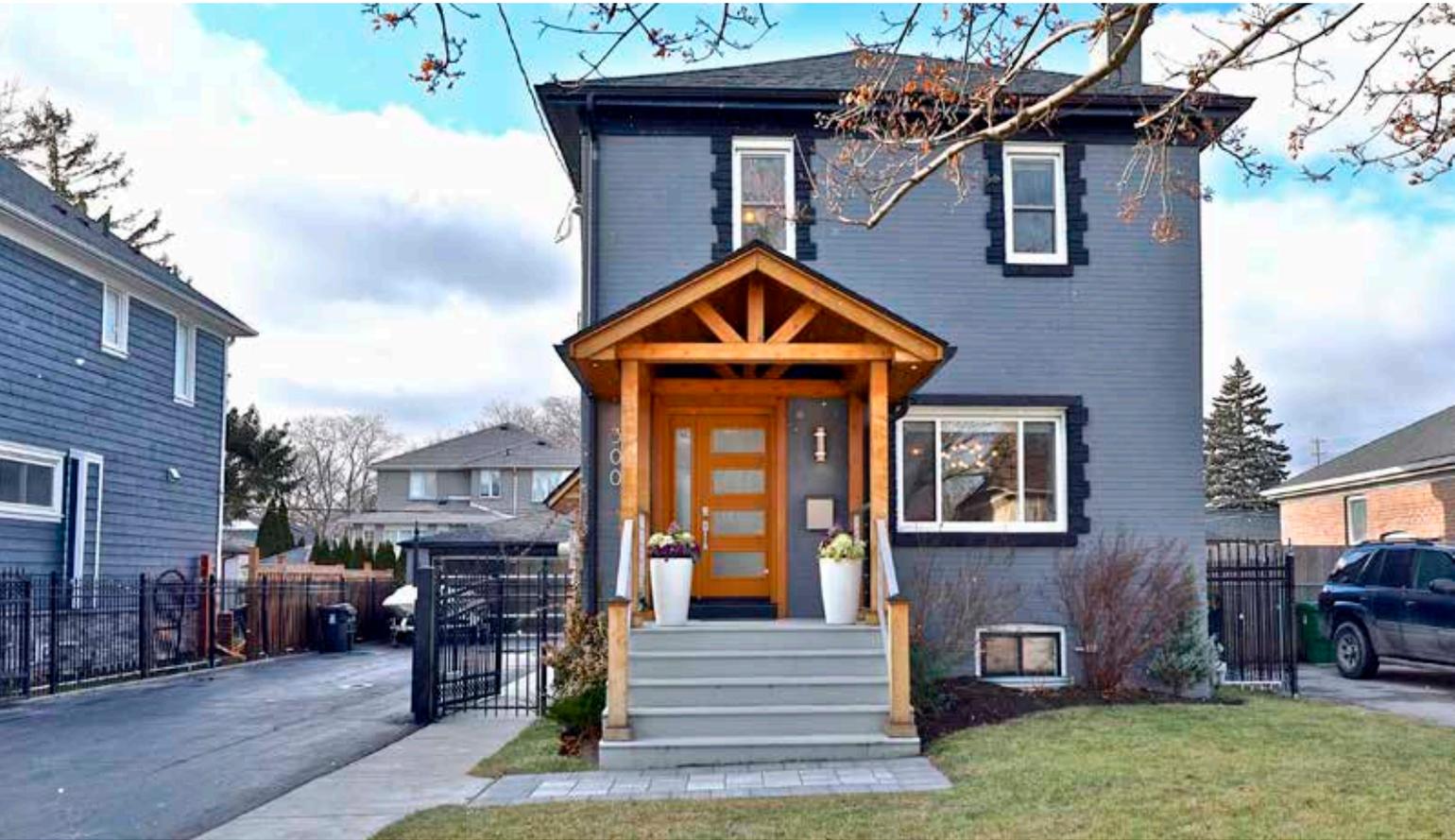
HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

300 DELTA STREET

Alderwood Etobicoke

FEATURE SHEET



300 DELTA STREET

Top-to-bottom meticulously renovated Alderwood family home. Legal income suite in the lower level renovated on HGTV's *Income Property*. Exquisite open concept

main floor layout with oversized family room with cathedral ceilings. Gorgeous chef's kitchen with large island and plenty of storage, an entertainer's dream.

Extra-wide 50-foot frontage, gated private double drive and double garage with custom industrial door.

FEATURES

- Meticulously renovated three bedroom home on a beautiful, tree lined street
- Beautiful two bedroom income suite renovated on HGTV's *Income Property* (ESA + fire certified)
- Over 1,925 square feet of living space on the upper level and 1,185 in the lower level suite
- Open concept main floor with two fireplaces
- Hardwood floor throughout main and second floor
- Modern chef's kitchen with formal dining room, great for entertaining
- Oversized sun-filled family room with cathedral ceilings and windows throughout
- Spacious master bedroom with ensuite and walk-in closet
- Beautifully maintained backyard with stone patio entertaining area featuring a cedar pergola with pot lights
- Double garage with custom door and double driveway, space for up to ten cars
- In school district for Lanor Junior Middle School, Sir Adam Beck (French Immersion) and Lakeshore CI
- Close to Sherway Gardens, major highways and many local parks
- Easy access to TTC and GO Station

RECENT IMPROVEMENTS

House has been completely renovated top to bottom

- Master ensuite and walk-in closet (2018)
- New back terrace and pergola (2018)
- New shingles/eavestroughs on main home, garage and pergola (2016)
- New main floor kitchen (2014)
- Front and side cedar porches (2015)
- Hot water tank (2015)
- Fully renovated four piece bathroom (2013)
- New floors and custom wooden doors throughout (2010)
- HGTV income suite (2010)

MAIN FLOOR



Foyer

- Wide plank hardwood floor
- Double closet
- Wainscoting

Dining Room

- Wide plank hardwood floor
- Fireplace with brick surround
- Large picture window
- Open to sitting area

Sitting Area

- Wide plank hardwood floor
- Open concept
- Open to kitchen

Eat-in Kitchen

- Wide plank hardwood floor
- Quartz countertops
- High-end appliances
- Built-in wine fridge
- Pot filler above stove
- Plenty of storage
- Valance lighting
- Pot lights
- Bay window
- Open to sitting area

Family Room

- Substantial 400 square foot family room addition, ideal for entertaining
- Wide plank hardwood floor
- 14-foot cathedral ceiling
- Freestanding cast iron gas fireplace
- Alcove for large flat screen television
- Two skylights and windows throughout
- Plenty of natural light
- Separate side entrance from driveway and garden

Powder Room

- Wide plank hardwood floor
- Window

SECOND FLOOR



Master Bedroom

- Custom wooden doors
- Wide plank hardwood floor
- Walk-in closet

Three Piece Ensuite

- Frosted glass pocket door
- Tile floor
- Floating vanity
- Rain showerhead

Second Bedroom

- Custom wooden doors
- Wide plank hardwood floor
- Closet
- Window overlooking back garden

Third Bedroom

- Custom wooden doors
- Wide plank hardwood floor
- Double closet
- Window overlooking back garden

Four-Piece Bathroom

- Frosted glass pocket door
- Heated tile floor
- Floating vanity with valance lighting
- Tub/shower combination with rain showerhead
- Tile surround
- Pot lights

Linen Closet

LOWER LEVEL & INCOME SUITE



Living Room

- Open concept
- Laminate floor
- Wainscoting
- Pot lights
- Open to chef's kitchen

Chef's Kitchen

- Modern design
- Laminate floor
- Stainless steel appliances
- Large island, great for entertaining
- Pot lights
- Open to living room

Bedroom

- Large walk-in closet
- Wainscoting
- Pot lights
- Two above grade windows
- Walkout to garden

Bedroom

- Double walk-in closet
- Wainscoting
- Pot lights

Four-Piece Bathroom

- Tile floor
- Soaker tub with shower
- Pot lights

Laundry

- Modern LG front-loading washer + dryer
- Laundry sink

Plenty of Built-in Storage

ADDITIONAL INFORMATION

Inclusions: LG Fridge, Maytag gas stove, LG dishwasher, Panasonic microwave, wine fridge, LG front load washer and dryer, television bracket in second floor bathroom, all electrical light fixtures (except where excluded), all window coverings, three ductless air conditioning units, hot water tank, gas boiler and equipment.

Income Suite: Stainless steel fridge, stainless steel stove and stainless steel dishwasher.

Exclusions: Main floor dining room chandelier, freezer in garage, fridge in garage, outdoor fireplace, barbecue and tenant's belongings.

Lot: 50 feet by 120 feet.

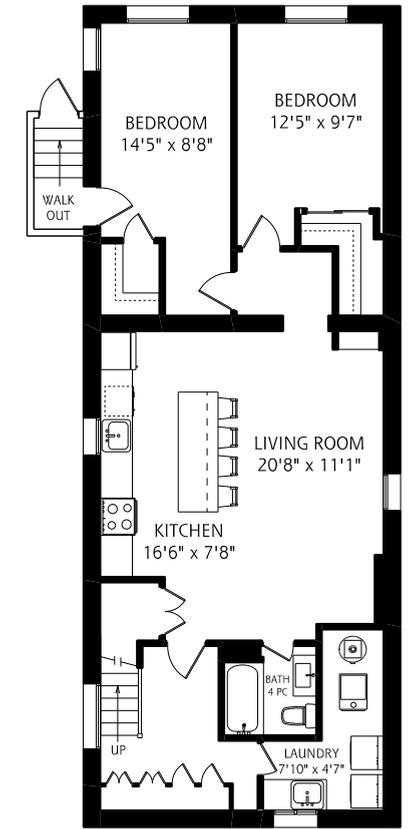
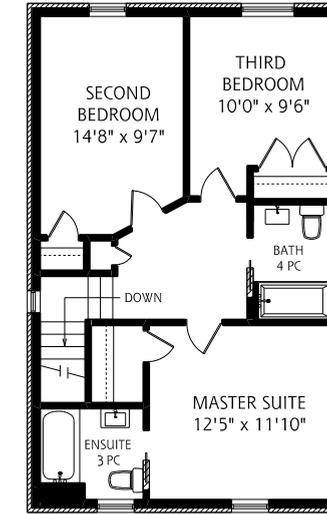
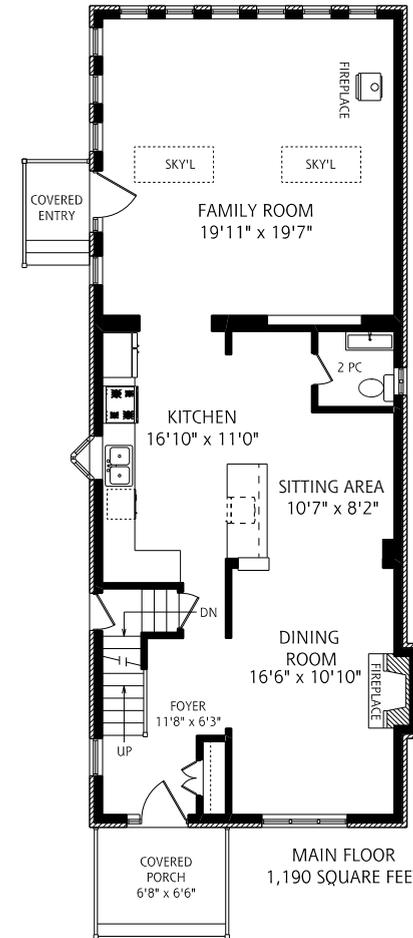
Driveway: Double private driveway with double garage, parking for 10 cars.

Heating: Hot water gas.

Cooling: Split system air conditioning.

Taxes: \$4,048.17 (2018 annual).

Possession: 45-60 days or to be arranged.



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