

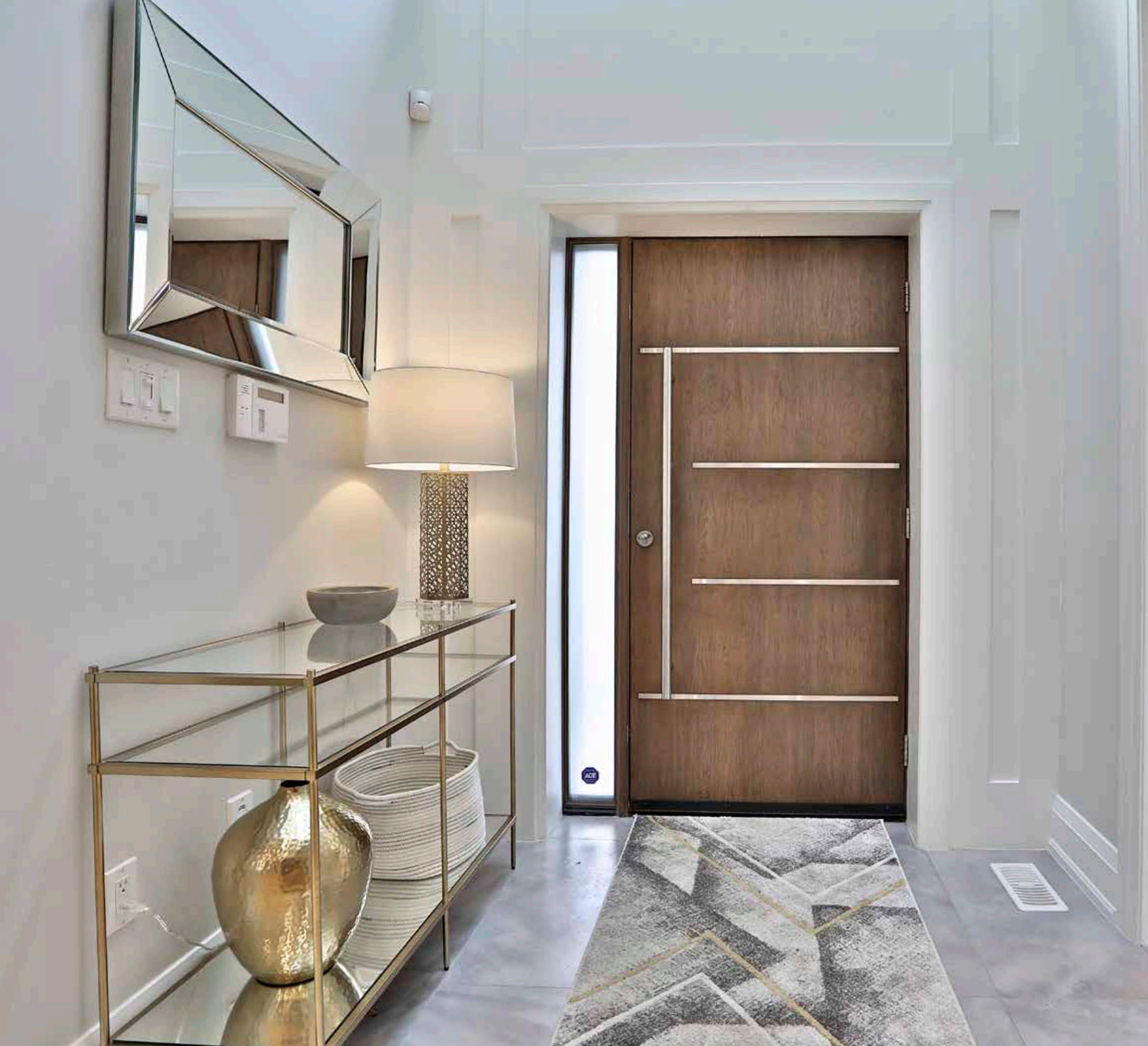


HEAPS ESTRIN

REAL ESTATE TEAM



33 Shaver Avenue North



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Prepare to be dazzled by this sensational contemporary home. Situated on a large 50 foot by 156 foot lot with a private driveway and detached two car garage, this is a rare ownership opportunity and one that should not be missed. Elegantly designed with exquisite details and high end finishes throughout, this home truly sparkles with the abundance of natural light which pours through the enormous windows and skylights. Enter the foyer to find an impressive main floor with an office, living room, dining room, breakfast room and powder room. Continuing to the rear of the home, you'll find an open concept family room combined with a sublime chef's kitchen and a walkout to a large patio with a very private pool-sized yard beyond. Climb the floating glass staircase to the second floor which includes a lovely primary suite with a sitting area, walk in closet, five piece ensuite bathroom with heated floors and a Juliet balcony. There are three additional bedrooms on the second floor as well as a four piece bathroom and a lovely laundry room which features an abundance of storage. The lower level living space includes a large recreation room, gym or playroom as well as a fifth bedroom with an office, a roomy four piece bathroom, cedar closet and a rear walkout. The lower level is roughed in for a kitchen and laundry room for an easy conversion to a nanny or in-law suite.

Included with the sale is a hard-wired Kohler Generator with gas-line, four Security Cameras and monitor screen, ADT Alarm System, S/S Appliances, Flat Screen T.V.'s in Primary Bedroom, Living Room, Kitchen and Recreation Room, and a Weber BBQ with gas-line. (Please refer to the full list of inclusions as there are many.)

Walk to TTC, Six Points Plaza, Shops and Restaurants. A short drive to Highway 427 and Sherway Gardens. A stones throw to great neighbourhood schools and Wedgewood Park.



Features



Details

LOT SIZE

50 x 156 feet

TAXES

\$7,238.43

POSSESSION

30-90 days or To Be Arranged

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

DRIVEWAY

Detached Two Car Garage and Private Driveway with Parking for 4 cars

- Newly constructed home in pristine condition
- Large 50 foot by 156 foot lot
- Private driveway with parking for four cars and detached two car garage
- Solid wood front door
- Main floor office with oversized window and custom built ins
- Sun-filled living room with oversized window, electric fireplace and included flat-screen television
- Lovely formal dining area with oversized window overlooking the backyard
- Incredible living space at the rear with breakfast area, family room and sublime chefs kitchen with tons of storage
- Walk out to large deck with floating railings, included gas-line barbecue and outdoor speakers
- Main floor powder room
- Floating staircase to the second floor
- Serene primary suite with sitting area, Juliet balcony, walk in closet, and five piece ensuite with heated floors
- Three additional bedrooms with closets and a four piece bathroom
- Bright and airy second floor laundry room
- Floating staircase to lower level
- Large recreation room with flat screen television, electric fireplace and wired-in for surround sound
- Gym or Playroom option with an abundance of storage
- Fifth Bedroom with office and four piece bathroom

IMPROVEMENTS

- Kohler Generator and hard-line gas line to city supply
- Built-Ins in Office, Cabinets in Fourth Bedroom (used as a dressing room), Cabinets in Games Room/Gym
- Added Electric Fireplaces in Living Room and Recreation Room
- Back up sump pump with sensor and alarm to monitoring station
- Installed back flow preventer for peace of mind
- Installed Safety Bars on Floating Staircases

INCLUSIONS

- Kohler Generator and related equipment, Security System with four security cameras, Monitor and Related Equipment, Central Vacuum and Equipment, Outdoor speakers and In-ceiling Sonos Speakers and Receivers, Flat Screen Televisions in Living Room, Kitchen, Primary Bedroom and Recreation Room, All ELF's (except where noted), JennAir Integrated Fridge, JennAir Stainless Steel Dishwasher, Built-in Microwave, Six-Burner JennAir Range, Hood Vent, Washer and Dryer, Tankless Hot Water Heater, (Rental), All Window Treatments, Weber Barbecue with Gas Line, Front Door Monitor Screen, Electric Fireplaces in Living Room and Recreation Room Heating and Cooling Equipment

EXCLUSIONS

- Chandelier at top of stairs

RENTAL ITEMS

- Tankless Hot Water Heater



HEAPS ESTRIN

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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.



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