



8 GREENING CRESCENT

— ETOBICOKE —

Luxury Living in Princess Rosethorn!

MODERN ELEGANCE

Stunning brand-new luxury custom rebuild by Rusand Home in desirable Princess Rosethorn. Approximately 3200 sf. 4 plus 1 bedroom, 5 baths. 9'ceilings. Light filled open concept gourmet kitchen with large island, pantry, and great room area. Wide plank oak hardwood floors throughout. Floating staircase with LED lights, glass railings. Main floor office. Luxurious primary suite. Custom finishes and fixtures. Heated floors in bright lower level and baths. Smart home design. Great schools. Close to TTC, parks, shopping, and all amenities.

















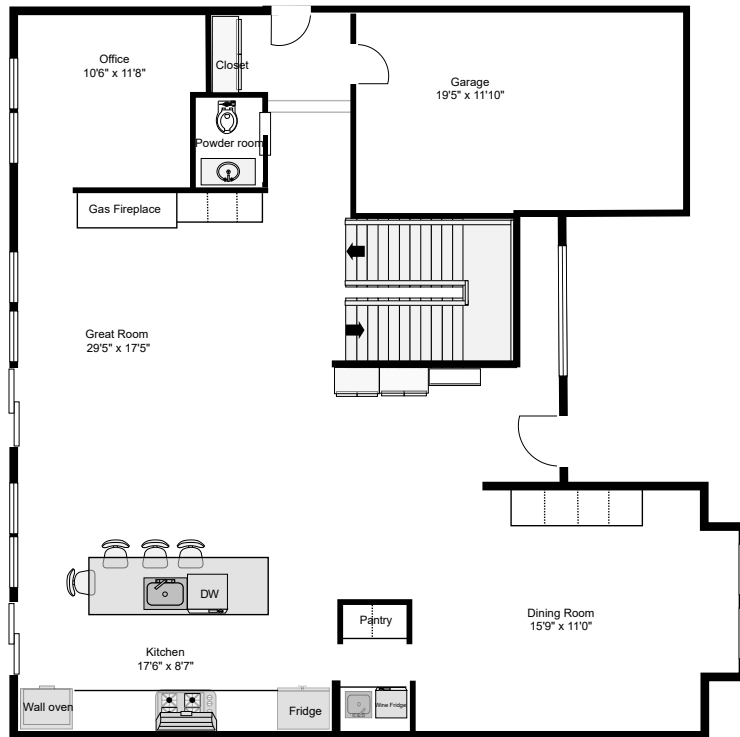




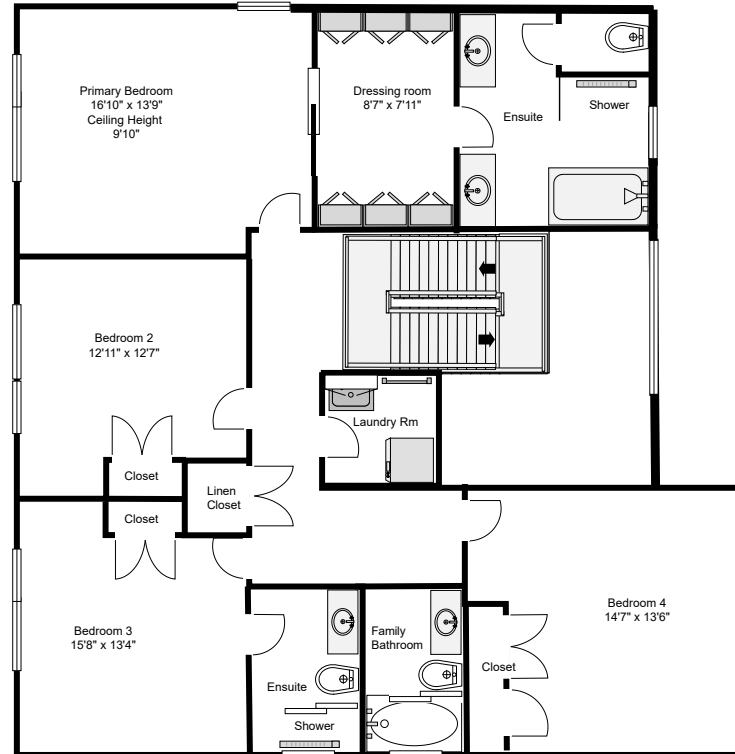


APPROXIMATELY 3200 SQ.FT.

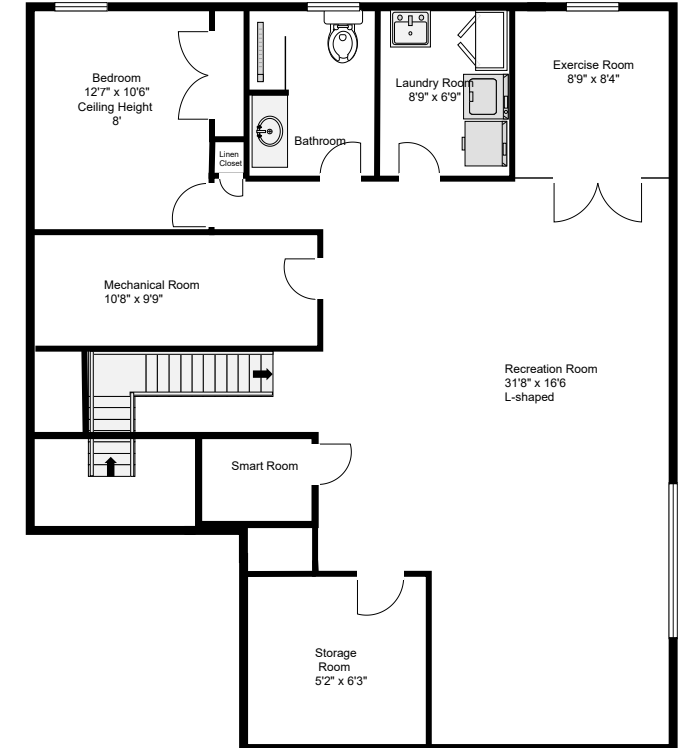
Note: Measurements & Calculations are approximate. Provided as a guideline only.



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



FEATURES & EXTRAS

MAIN FLOOR

FOYER

- Custom Built in Closet and Bench
- White Oak Hardwood
- Pot lights

KITCHEN

- Custom built Kitchen by Marcon
- Quartz counters
- Large island with waterfall quartz counters
- Kitchen Aid Stainless Steel:
- Wall oven
- 5 Burner Stove top
- Built In Microwave
- Built In Dishwasher
- French door fridge
- Wine fridge
- Pot filler
- Vogt sink and pull down faucet
- White Oak Hardwood
- Custom sliding glass door walk out to deck
- Full length pantry with birch wood pull outs
- Butler's pantry with wine fridge, glass door cabinets & sink
- Pot lights
- Ceiling Sonos speakers

GREAT ROOM – LIVING ROOM

- Custom wall hung credenza
- Gas Fireplace and porcelain surround
- White Oak Hardwood
- Custom sliding glass door walk out to deck
- Floating white oak staircase with glass and LEDs
- Pot lights
- Ceiling Sonos speakers
- TV cables roughed-in

DINING ROOM

- Custom wall hung credenza
- White Oak Hardwood
- Smoked glass chandelier

POWDER ROOM

- Porcelain floors and backsplash
- Custom vanity, Riobel faucet
- Pocket door

OFFICE

- White Oak Hardwood
- Pot lights
- Pocket door

MUDROOM

- Porcelain floors
- Opaque glass door
- Entrance to garage
- Built in closet

SECOND FLOOR

PRIMARY BEDROOM

- Decorative Panelled wall
- White Oak Hardwood
- Pot lights
- LED light fixture
- TV cables roughed-in
- Speakers

ENSUITE DRESSING ROOM

- Custom Built in Closets
- White Oak Hardwood
- Pot lights
- Pocket Door

6 PIECE ENSUITE

- Two Large vanities
- Separate wall-hung toilet (Roca)
- Heated floors
- Free-standing Bagno Italia bathtub
- Large curb-less glassed-in shower with infinity drain, rainhead shower and handheld
- Wall sconces
- Porcelain floor & walls

BEDROOM 2

- Custom Built in Closet
- White Oak Hardwood

BEDROOM 3

- Large Custom Built in Closet
- White Oak Hardwood

BEDROOM 3 - 3 PIECE ENSUITE

- Large vanity with Quartz countertop, Riobel tap

- Roca wall-hung toilet
- Heated floors
- Large curb-less glassed-in shower with infinity drain, rain head shower, handheld shower
- Porcelain floor & walls
- Mirrored, LED medicine cabinet

BEDROOM 4

- Large Custom Built in Closet
- White Oak Hardwood

4 PIECE BATH

- Large vanity with Quartz counter top
- Roca wall-hung toilet
- Heated floors
- Large glassed-in tub & shower
- Stone floor & walls
- Mirrored, LED medicine cabinet

LAUNDRY ROOM

- Laundry Sink with Belanger faucet
- Built in Storage
- GE Stackable Washer & Dryer

LOWER LEVEL

- Large Recreation Room with TV hookup
- Glassed-in Exercise room with TV hookup
- Storage room
- White Oak Hardwood
- Above Grade window
- Pot Lights

LAUNDRY ROOM

- LG Washer & Dryer
- Laundry sink
- Quartz counter tops
- Porcelain Floors
- Built In cabinets

BEDROOM

- Above Grade window
- Custom Built in Closet
- White Oak Hardwood

3 PIECE BATH

- Large vanity with Quartz counter top, Riobel faucet

- Heated floors
- Large curb-less glassed-in shower with infinity drain
- Porcelain floor & walls
- Mirrored, LED medicine cabinet
- Above Grade window

EXTERIOR

- Built In garage
- Deck with glass railing
- Interlocking brick walkway

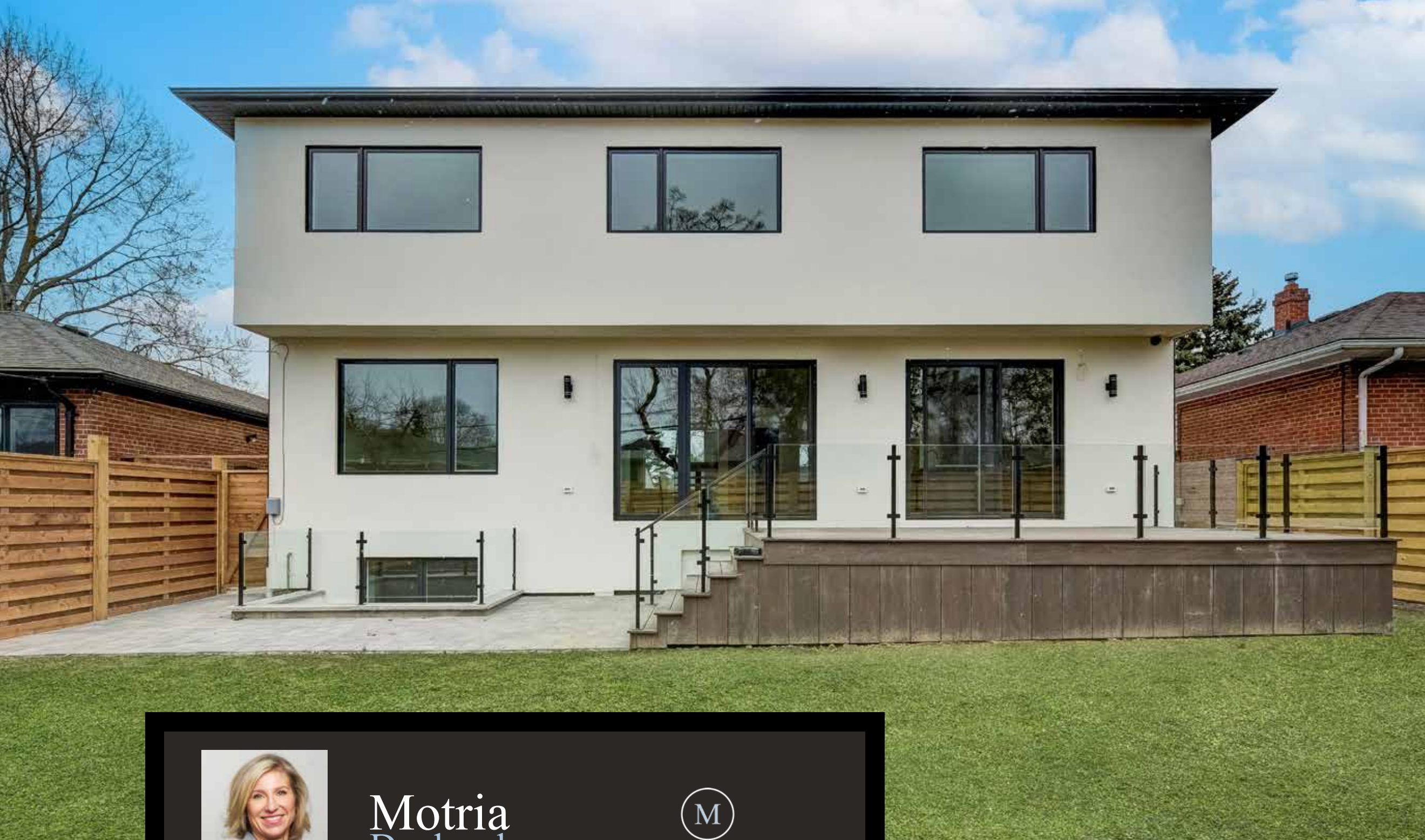
EXTRAS

SMART HOME DESIGN

- Integrated Control 4 automation system
- Controls: lights, sound, security & heating
- Tankless water heater
- 2 HVAC systems with heat pump – one in lower level and 1 on second level
- 2 Laundry rooms – 1 on second floor and 1 in basement
- Rough in for generator
- Solid wood doors
- Custom hardware
- Kitchen and baths by Marco







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