

Welcome to

# 186 Dunblaine Avenue

Toronto Ontario

NEW CUSTOM LUXURY HOME.  
**BEDFORD PARKS - MAURITZ DEZINER.**  
TRADITIONAL, EXECUTIVE RESIDENCE.

*Exceptional Design & Floor Plan By Mauritz Deziner. 10Ft Ceilings On Main Level & 10Ft Ceilings On Second Level. Magnificent Brick & Stone Facade on this pool size lot. Handsome hardwood flooring thru-out this home, Grand kitchen with granite counters, Wolf 6 burner gas cook top, Blanco double sink in centre island, Blanco double sink in butler servery with pocket door entrance to dining room.*

*The family room boasts wall to wall custom built in cabinetry with a gas fireplace. This residence is complimented with marble flooring in all bathrooms, accented with heated floor & steam shower in Master ensuite.*

*The finished lower level is ready to entertain, complimented with radiant heated floor thru-out, finished with hardwood style tile flooring and marble flooring.*

*Other features in this Luxury residence include side by side 36inch fridge & 36inch freezer, built in beverage fridge, built in dishwasher. Pocket door in servery area.*

***Presented to you by.....***

**Barry Allen Klupt**  
Real Estate Broker  
Direct Cell 416 455 4888  
bklupt@gmail.com

**Foyer**

8 ft Front door solid wood  
Marble floor with marble inlay  
Pot lights  
Crown Molding  
Baseboards  
Wainscoting  
Large window  
2 double (4) Large coat closets  
2 double (4) storage closets  
Oak staircase with rod iron pickets

**Main level**

10 foot ceilings  
All doors 8 foot solid core  
Hardwood floor  
Pot lights  
Crown Molding  
Baseboards  
Wainscoting

**Powder room**

Marble floor  
Ceiling light  
Vanity light  
Quartz counter  
Kohler sink  
Mirror  
Baseboards  
Toto on piece toilet

**Dining room**

Hardwood floor  
Crown Molding  
Pot lights  
Ceiling speakers  
Baseboards  
Wainscoting  
Large window  
Pocket door - Kitchen servery  
Open concept - combined living room

**Living room**

Hardwood floor  
Pot lights  
Ceiling speakers  
Crown Molding  
Wall - wall large bay window  
Baseboards  
Wainscoting  
Custom built in cabinetry  
Gas fireplace

**Family room**

Open concept with Kitchen  
Hardwood floor  
Gas fireplace  
Built in custom cabinetry  
Pot lights  
Ceiling speakers  
Front door camera view screen  
Crown Molding  
Baseboards  
Large picture windows  
Walk-out to rear yard deck

**Kitchen & Breakfast area**

Hardwood floor  
Crown Molding  
Pot lights, hanging lights  
Ceiling speakers  
Baseboards  
Large pantry  
Centre island with cabinets  
Breakfast bar  
Granite counter  
Blanco double stainless sink  
Electrolux built in beverage fridge cooler  
Electrolux Icon double (2) built in ovens  
Wolf six (6) burner gas cook top  
AirKing exhaust fan hood  
Panasonic microwave  
Electrolux built in dishwasher  
Electrolux 36inch fridge  
Electrolux 36inch freezer  
Serving Blanco double stainless sink  
Pocket door - dining  
Large wall - wall large window overlooking yard

**Office**

Double door entry  
Hardwood floor  
Pot lights  
Ceiling speakers  
Crown Molding  
Baseboards  
Large window

**Second level**

Oak staircase - Large Sky Light  
10 foot ceilings  
All doors 8 foot solid core  
Hardwood floor  
Pot lights  
Crown Molding  
Baseboards  
Wainscoting  
Front door camera view screen

**Master suite**

Hardwood floor  
Pot lights  
Crown Molding  
Baseboards  
Large window overlooking yard  
Her walk in closet with built in custom  
Cabinetry wardrobe organizer  
His walk in closet with built in custom  
Cabinetry wardrobe organizer

**Master ensuite**

Marble floor - heated  
Pot lights  
Vanity lights  
Custom vanity - Kohler double  
above mount sink - vessels  
Wall mirror  
Neptune bathing tub  
Toto one piece toilet - closet  
Shower - glass entrance  
Marble floor - marble ceiling  
Rain shower  
Body sprays  
Shower - spray wand  
Roughed in for – Steam

**Bedroom 2**

Hardwood  
Pot lights  
Crown Molding  
Large window  
Double clothes closet

**Bedroom 2 - 3 piece ensuite**

Marble floor  
Pot lights  
Vanity light  
Wall mirror  
Custom vanity  
Kohler sink  
Quartz counter  
Toto toilet  
Glass shower entrance  
Marble wall to wall shower

**Bedroom 3**

Hardwood floor  
Pot lights  
Crown Molding  
Baseboards  
Large window  
Double clothes closet  
Semi ensuite - 4 piece

**Semi ensuite - bedrooms 3 & 4**

Marble floor  
Pot lights  
Sky light  
Vanity light  
Wall mirror  
Kohler sink  
Toto toilet  
Neptune bathing tub  
Marble walls  
Baseboards

**Bedroom 4**

Hardwood floor  
Pot lights  
Crown Molding  
Baseboards  
Large window  
Double clothes closet  
Semi ensuite - 4 piece

## **Lower level - basement**

### **Recreation room**

Hardwood Style - tile floor  
Radiant heated floor  
Pot lights  
Baseboards  
Large windows  
Walk up to rear yard  
Built in cabinetry  
Gas fireplace

### **3 Piece bath**

Marble floor  
Quartz counter  
Kohler sink  
Toto toilet  
Glass shower entrance

### **Bedroom + 1**

Broadloom  
Baseboards  
Window

### **Finished room**

Storage / roughed in electrical  
Plumbing for 2nd kitchen  
or laundry  
Marble floor  
Radiant heated floor  
Baseboards

## **Offered at \$2149000**

\*Legal description: Plan 1576 E Pt Lot 9

\*Lot size: 40 feet frontage x 130 feet depth

\*2013 taxes: \$5,211.04  
(to be re-assessed)

\*Possession: 30 Days / Tba

**Barry Allen Klupt**  
Real Estate Broker

Direct Client 416 455 4888  
Office 416 441 2888 #646  
[bklupt@gmail.com](mailto:bklupt@gmail.com)

