

# 38A SUMMERHILL GARDENS, YONGE & SUMMERHILL

## INTRODUCTION:

In The Heart Of Yonge & Summerhill - Wonderful Location - Minutes to Yonge Street Subway, Shops, Restaurants, Parks & Running Ravine - Gorgeous Ravine Property With Incredible Views

Built in 1980 And Beautifully Renovated From Top To Bottom in 2000 - Plus Many Additional Upgrades - Lovely Finishings - Absolutely Gorgeous Decor - Incredibly Sunny & Bright

Private Drive With Attached Single Car Garage With Interior Access - Parking For 2 Cars In Driveway And One In Garage

Gracious Living Room With Cathedral Ceilings, Lovely Dining Room With Walk Out To Terrace & Garden - Incredible Two Storey Windows With Gorgeous Ravine Views

Lovely Custom Kitchen With Granite Counters, Spacious Breakfast Area, Hardwood Floors & French Doors To Charming Stone Terrace

Lovely Master With Walk In Closet, A Four Piece Semi Ensuite, A Second Bedroom And An Open Library/Office Both With Gorgeous Ravine Views

Spacious Ground Level With Walk Out To Patio & Garden, Huge Family Room/Guest Suite Room (3rd Bedroom), Three Piece Bath and Interior Entrance To Single Car Garage, And A Finished Lower Level With Laundry Room & Storage

Public School Districts: Deer Park Junior & Senior Public School, Jarvis High School, Central Tech High School, Northern High School

Private Schools: Branksome Girls School, BSS Girls School, UCC Boys School, The York School (Co-Ed), De La Salle (Co-Ed)

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## **MAIN FLOOR: *FABULOUS LIGHT***

### **Foyer**

Large entrance hall, Tile floor

### **2 Piece**

Private powder room

### **Living Room**

15'6" x 11'10"

Hardwood floors, cathedral ceiling, two storey windows with gorgeous ravine views

### **Dining Room**

12'1" x 11'6"

Hardwood floors, walk out to terrace and garden with gorgeous ravine views

### **Kitchen**

16'9" x 11'2"

Custom kitchen with granite counters, spacious breakfast area, halogen lighting, hardwood floors and French doors to stone terrace

## **SECOND FLOOR: *LARGE SKYLIGHT***

### **Master Bedroom**

12'10" x 11'1"

Walk in closet, 4 piece semi ensuite

### **Master Ensuite**

4 piece semi ensuite with separate shower and skylight

### **Bedroom #2**

12'5" x 8'8"

Double closet, overlooks ravine

### **Library/Office**

14'3" x 7'1"

Open to main floor, overlooks ravine

## **GROUND LEVEL: *ENTRANCE TO GARAGE***

### **Family Room/Guest Suite**

23'3" x 13'1"

Walk out to patio and garden, gas fireplace, halogen lighting

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## **Bathroom**

3 piece with glass shower

## **LOWER LEVEL:**

### **Laundry Room/Utility**

Lots of cabinetry and storage

14'10" x 13'1"

## **INCLUSIONS:**

Fridge, Stove, Built in Dishwasher, Microwave, Washer and Dryer, Garage Door Opener and Remote, All Custom Blinds, All Curtains, All Electric Light Fixtures (except as excluded), Security System, Central Vacuum, Sprinkler System (Side & Front), Hot Water Tank (owned), Gas Hook-up For BBQ, Lower Level Fridge

## **EXCLUSIONS:**

Dining Room Chandelier

## **UPGRADES:**

1999

\* Roof

2000 House totally renovated including

\* Hardwood floors & Tile Floors

\* French doors to balcony,

\* Baseboards, trim & crown mouldings,

\* 2 gas fireplaces

\* Main bathroom

\* Kitchen- including floors cabinetry, granite counters, backsplash

\* Powder room

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- \* Exterior exit to patio from dining room,
- \* Motorized blinds for skylights
- \* All hardware
- \* Lower level finished with tile & laundry relocated from kitchen (Laundry Pump)

2001

- \* Patio & Garden Landscaping

2006

- \* Original Dry Stone Wall C1905 Professionally Restored

2008

- \* Forced Air Gas Furnace
- \* Chimney Re-Built (Fireplace)

2009

- \* Roof Repaired (Flashing)

2010

- \* Hot Water Heater (owned)

2011

- \* Security System with ADT

2012

- \* Living Room Windows, Sliding Doors To Dining Room & Family Room
- \* Chimney re-Built (Furnace)

2013

- \* Lower Level 3 Piece Bath

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## ADDITIONAL FEATURES:

Lot Size:	17.04' x 104.20' (Irregular)
Parking:	Parking for Two Cars in the Drive and a Single Car Attached Garage (Mutual Drive that Functions as a Private To Allow for Two Car Parking in Front of Garage)
Heating:	Forced Air Gas (2009)
Air:	Central Air Conditioning
Taxes:	\$7,509.86 (2013)
Possession:	90-120 Days or To Be Arranged
List Price:	\$1,485,000

**KELLY FULTON**

SALES REPRESENTATIVE

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*The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct.*

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