

56A CLARENDON AVENUE, SOUTH HILL, AVE RD & ST CLAIR

INTRODUCTION:

In The Heart Of South Hill - Wonderful Location - Minutes to Yonge & St Clair Shops, Restaurants and Subway - Beautifully Landscaped Garden With Incredible Privacy, Gorgeous Decks And Lovely Water Features

Superb Contemporary 2009 Renovation (Originally Built in 1975) - Gorgeous Custom Finishing - Lovely Decor - Shows to Absolute Perfection

Private Drive & Attached Single Car Garage - Parking For Three Cars In Driveway

Gracious Living and Dining Room With Walnut Hardwood Floors & Ribbon Gas Fireplace With French Doors Opening To Deck & Overlooking Garden

Stunning Custom Kitchen With Caesar Stone Counters, Glass Backsplash, Large Centre Island, Stainless Appliances, Heated Stone Floors And Airy Breakfast Area With Lovely Windows Surrounding

Spacious Master Suite With Sitting Area, Walnut Hardwood Floors, Custom Closets, Fabulous Four Piece Marble Ensuite, Stacking Laundry Closet, And A Second Bedroom With Walnut Hardwood Floors And Lovely Main Bath

Beautifully Finished Lower Level With Spacious Recreation Room, Gas Fireplace, An Open Office/Guest Suite (Third Bedroom), 2 Piece Bath, Mud Room And Entrance To Attached Garage, Walk- Out To Stone Terrace 7 Garden

Public School Districts: Brown Junior, Deer Park Junior & Senior, Oakwood CI, Central Tech School, Northern Secondary

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

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MAIN FLOOR: *FABULOUS LIGHT - GORGEOUS SUSPENDED GLASS STAIRCASE*

Foyer

Glass door entry, built-in closet, heated stone floor

Living Room

19'5" x 11'9"

Walnut hardwood floors, gas "ribbon" fireplace, halogens, wall of windows & oversized French doors opening to balcony & overlooking stunning landscaped garden

Dining Room

11'10" x 10'6"

Walnut hardwood floors, side windows, halogens, open to living room

Kitchen (combined with Breakfast Room)

22'7" x 11'8"

Custom kitchen with stainless appliances, Caesar stone counters, glass backsplash, large centre island, heated stone floor and airy breakfast area

Breakfast Room (combined with Kitchen)

22'7" x 11'8"

Square bay breakfast area surrounded with windows, heated stone floor

SECOND FLOOR: *SKYLIGHT*

Master Bedroom & Sitting Area

14'11" x 11'11"

Walnut hardwood floors, wall of custom closets, halogens, large sitting area overlooking stunning landscaped garden

Sitting Area

11'7" x 5'9"

Lovely sitting area surrounded with windows overlooking garden

Master Ensuite & Laundry

4 piece marble ensuite with heated stone floors, custom vanity with Caesar stone counter and double sinks, oversized glass shower (rain and hand held shower heads), separate water closet, stacking laundry

Laundry Closet

Stacking washer & dryer, built in cabinetry

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Bedroom #2 with Sitting Area

13'9" x 12'0"

Walnut hardwood floors, custom wall of closets, sitting area

4 Piece Ensuite

Custom vanity, heated floors

LOWER LEVEL: WALK-OUT TO GARDEN, ENTRANCE TO ATTACHED GARAGE

Family Room

18'6" x 11'5"

Gas fireplace, halogen lighting, custom cabinetry, walk out to deck & gorgeous landscaped garden

Office/Bedroom #3 (Guest Suite)

11'2" x 9'10"

Custom cabinetry, built in desk, Murphy bed

2 Piece Bath

Indian Slate Floor

Mud Room

8'5" x 6'11"

Built in cabinetry, Door to Garage

INCLUSIONS:

Stainless Fisher & Paykel Fridge, Stainless Bosch Gas Stove, Hood Fan, Stainless Bosch Dishwasher, Stainless Microwave, All Hunter Douglas Blinds, Living Room Phantom Screens, All Electric Light Fixtures (except as excluded), Tank-less Hot Water (owned), Sprinkler System (rear), Garden Lighting (rear), Gas Hook-up for BBQ

EXCLUSIONS:

Dining Room Electric Light Fixture, Wall Sconces, Stacking LG Washer & Dryer

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UPGRADES:

2009/2010

- * High Efficiency Gas Furnace Combined with High Efficiency Central Air
- * Electrical - House Re-Wired - 200 Amp Service
- * All Halogens Through-Out (Dropped Ceilings in Living Room to Allow For Lighting)
- * Plumbing
- * Tank-less Hot Water (Navier)
- * Kolbe Windows & Oversized Doors (All Front & Rear)
- * High Efficiency Gas Ribbon Fireplaces on Main & Lower Both With Thermostats and Blowers
- * New Drywall & Insulation
- * Kitchen - Completely Gutted - Heated Floors - Ceasar Stone Counters, Square Glass Bay Window with Breakfast Area (Approved with Committee of Adjustment)
- * Baths - Completely Gutted - Heated Floors in Two Second Floor Baths
- * All Appliances
- * Glass & Steel Suspended Staircase

2011

- * Landscaped Front - Landscaped Rear Garden (Sprinkler System & Lighting in Rear)

2013

- * Roof with New Velux Skylights (Rubber Membrane)
- * Walnut Hardwood Floor on Second Floor

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ADDITIONAL FEATURES:

Lot Size: 16.67" x 150'

Parking: Private Drive and Single Car Attached Garage (Room for Three Cars in Driveway)

Heating/Cooling:: Main & Second - High Efficiency Forced Air Gas & High Efficiency Central Air
Kitchen - In Floor Heating
Lower - Electric Wall Heaters with Thermostats & Fireplace with Gas Blower & Thermostat

Hot Water Tank: Tank-less Hot Water (Navier-Owned)

Possession: 60 Days or To Be Arranged

Taxes: \$7,217.14 2013

KELLY FULTON

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