
SHERWOOD PARK

216 Sheldrake Blvd.

Welcome to 216 Sheldrake Blvd.

Situated in the heart of Sherwood Park this beautiful & rare 3 storey home is nestled on a choice 25 x 150-foot lot. This outstanding four-bedroom home has been totally rebuilt/renovated and extended with a three storey addition. The roof has been raised to add a third floor, and the basement lowered. The principal rooms, have extensive windows that allows the home to be filled with sunlight. The attractive den/office at the front of the home features a gas fireplace and gorgeous hardwood floors. The bright kitchen, family room and dining area are open and airy; perfect for the family and entertaining guests. There is a double work area with custom cabinetry offering pretty garden views. The kitchen is beautifully appointed with a large polished marble island with seating, stainless steel appliances and a walk out to the garden.

Four bedrooms grace the second and third floors of this roomy home. The master bedroom features a stunning 5-piece ensuite with oversized shower, large jacuzzi tub, double sinks & heated floors, while the remaining three bedrooms, terrific for the kids, have two gorgeous bathrooms and loads of closets. There is roughed in plumbing for a stacking washer dryer as well on the second floor!

The lower level has a bright recreation room, a 5th bedroom, a two-piece bathroom (a shower can be easily added) and a good-sized laundry room.

This spacious property offers a pool size lot and mature greenery surrounds the yard offering lovely privacy. The front pad parking is licensed for one car but can easily accommodate two. A fabulous community and tree lined haven for families.

Incredible access to Blythwood Ravine and walking trails which extend through Sherwood Park. The subway and Yonge Street's vibrant amenities are a short walk away. Minutes to Blythwood PS, Glen View Middle School & North Toronto and Northern High Schools and a short drive to some of Toronto's most prestigious private schools including Havergal, UCC, Toronto French and Crescent School.

Absolute pride of ownership in Sherwood Park's premier community!

“Wonderful Layout! Incredibly Spacious & Fabulously Located!
ABSOLUTELY SENSATIONAL!

- Choice 25 x 150 Foot Lot
 - Front Pad Parking Licensed For One Car – But Can Accommodate Two
 - Detached 3 Storey, Four Bedroom, 5 Bathroom Home
 - Choice Sherwood Park Community
 - Access to Phenomenal Green Space of Blythwood Ravine, Sherwood Park, Alexander Muir Gardens.
 - Close Proximity to Granite (Social/Athletic) Club, Lawrence Park Tennis Club and Lawrence Park Lawn Bowling Club
 - Walk to Subway at Yonge (Either Eglinton or Lawrence)
 - Vibrant Shopping, Cafes, Restaurants on Yonge
 - Best Public Schools: Blythwood PS, Glenview Middle School, and North Toronto & Northern Secondary.
 - Choice Private Schools from Havergal, Toronto French, Crescent School
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Main Floor *Gorgeous Sunlight, Fabulous Windows, Hardwood Floors, Built In Speaker Through Out, Side Door To Lower Level Mud Room*

Foyer: Heated Stone Floors
Closet

Family Room: French Door to Garden
Gas Fireplace W/Custom Cabinetry
Extensive Windows Surround

Dining Area: French Doors to Garden
Custom Cabinetry

Kitchen: Overlooks Garden, Dining and Family Room
Gorgeous Custom Kitchen
Large Island with Seating
Stainless Appliances

Office: Gas Fireplace
Bay Window

Second Floor *Lovely Staircase, Built- In Speakers Through Out*

Master Bedroom: 5 Piece Ensuite W/Heated Floors, Oversized Shower, Large Tub,
Double Sinks (plumbed for stacking laundry)
Walk In Closet Fully Outfitted
Gorgeous Windows Overlooking Garden

Second Bedroom: 4 Piece Ensuite W/Heated Floors
Double Closet Fully Outfitted

Third Floor *Perfect for the teenagers, Built In Speakers Through out*

Third Bedroom: 4 Piece Semi Ensuite W/Heated Floors, Double Sinks &
Oversized Shower W/Large Skylight
Double Closet Fully Outfitted
O/L Garden

Fourth Bedroom: 4 Piece Semi Ensuite W/Heated Floors, Double Sinks & Oversized Shower W/Large Skylight
Double Closet Fully Outfitted
Second Large Closet

Lower Level *Built In Speakers, Side Door Entrance to Mudroom*

Mudroom Slate Floor
Double Closet, Single Closet

Recreation Room: Custom Cabinetry
Broadloom

Fifth Bedroom: Double Closet
Broadloom

Bathroom: 2 Piece – Easily Converted To 3 Piece

Laundry/Storage Room: Spacious Laundry
Laundry Sink

Upgrades 2007

Interior:

House Guttled, Renovated, Three Storey Addition Added, Third Floor Added & Basement Lowered

All New Bathrooms with Heated Floors
New Kitchen
New Hardwood Through Out
New Main Floor, Second & Lower Level Staircase
All New Windows
All New Doors & Trim
New Hardware
New Broadloom
Entire House Painted

Mechanical:

200 Amp Electrical
New Plumbing
New Water Line from the Street
Forced Air Gas Furnace

Central Air Conditioner
All Exterior Doors Are Multi Point Locks
Sump Pump
Central Vacuum with Muffler & Kitchen Kickplate

Electronics

Built In Speakers On All Levels;
2 Ceiling Speaker In All Bedrooms, Front Den/Office, & 6 In Family Room/Kitchen
Wired For Front Door Exterior Camera
Built in Surround Sound In Family Room & Lower Level Recreation Room
Security System W/Motion on 1st, 2nd & 3rd, Windows, Doors, and Floor, Smoke & Glass Break Detector

Insulation:

Sound Insulation in Key Bathroom Walls & Family Room Ceiling
Spray Foam Around Third Floor Dormer
Spray Foam In All Exterior Joist Gaps Through Out Entire House

Exterior:

Stone Drive
Two Stone Back patios
Storage Shed in Rear – 8’x 12’ (finished to match house)

Additional Information

Lot Size: 25 x 150 Feet
Parking: Front Pad Legal For One, Can Accommodate Two
Furnace: : Forced Air Gas
Cooling: Central Air Conditioning

Inclusions:

All Stainless Appliance in Kitchen
Fridge In Lower Level
Washer & Dryer,
All Window Coverings, Electric Blinds In Family Room
All Electric Light Fixtures (except as excluded)
Central Vacuum with Muffler & Kitchen Kickplate
Remotes for 2 Fireplaces & Electric Family Rm Blinds

Exclusions:

All TV's & Brackets
Electric Light Fixture in Third Floor Front Bedroom

Neighbourhood Amenities:

Sought After Sherwood Park Neighbourhood
Walk to Lawrence Subway
Ravine Trails of Blythwood Ravine (extends to Sherwood Park)
Walk to Shops on Yonge
Blythwood Public School, Glenview Middle School, Northern Secondary
Havergal, Toronto French, Crescent School
Lawrence Park Tennis Club/Lawn Bowling Club
Family Oriented Granite Club (Social/Athletic)

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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
