

www.GrangeTown.ca

110-112 / 78 St Patrick St., Toronto, ON, M5T 1V1

FEATURES OF THIS HOME

- * Your front door has a mail slot! Delivery to your door. An upgrade.
- * There is a phantom screen here. An upgrade.
- * Black granite floor in entrance foyer. Elegant looking and an easy clean.
- * Stained chestnut brown, white oak hardwood flooring throughout.
- * 9-foot smooth ceilings throughout

Kitchen:

- * Open-concept kitchen living dining is fabulous space for entertaining, and it flows through sliding glass doors onto the west patio.
- * A black granite island, almost 9 feet long, is the focal point of the kitchen, while a sandstone fireplace wall at the opposite end of the room anchors the living room space
- * Pendant lighting over the island creates ambiance

Appliances:

- * Miele stainless dishwasher installed 2010
 - * Kenmore full-size front load washer/dryer installed 2010
 - * Bosch stainless convection oven with glass cooktop
 - * Panasonic stainless microwave
 - * Black GE fridge
 - * Exhaust hood vents to outside air
 - * Garburator in the kitchen sink. Installed by previous owner.
- * Nothing says "home" quite like a window over your kitchen sink!
Here you overlook a section of your garden patio

Living/Dining Space:

- *The living room space boasts 15 feet of glass along the west wall. A sliding glass door leads to the west-facing patio. California shutters dress the glass and silhouette blinds dress the bay window.
- * The cut sandstone feature wall has a custom mantle and shelves. Behind the large artwork is a niche for a T.V. The electric fireplace creates instant ambiance with the flick of a switch
- * Generous proportions lend themselves to a myriad of furniture arrangements.
- * A large dining table tucks into a corner along the east side of the room

Master Bedroom:

*The Master suite is comprised of a customized long closet-filled dressing area, an over-sized 6-piece en-suite bathroom and a large bedroom with sandstone accent wall, and electric fireplace.

*The ceiling fan is wired with a bedside rheostat switch

*The west-facing window overlooks the decked portion of the patio

*The dressing area is comprised of wall-to-wall floor to ceiling cupboards custom-fitted with various storage options: cubbies, shelves and multi-level hanging.

Master Bathroom:

*The master bathroom has his and hers sinks, a large separate glass shower, a deep soaker, corner jetted tub and a bidet. The bidet is in "as in" condition (stopper not working).

Second Bedroom:

*Tucked away across the suite from the Master Bedroom so affords lots of privacy

* Bay window overlooks front garden patio. The window is dressed with California shutters. The planter has been planted with Hostas.

* There is a full closet and a bank of built-in cabinets.

Guest Bathroom:

*The hall that leads to the guest bathroom has wall-to-wall floor-to-ceiling storage cupboards on one side and laundry/coat closet facilities on the other.

*The three-piece guest bathroom has a designer-appointed glass waterfall sink and a generous shower enclosure.

Outdoor Space:

*The total outdoor space measures 800 square feet and you have over 60 linear feet of planter boxes. Approximately 550 square feet of the space is decked with wood. This was an upgrade 2 years ago.

Other Points:

* The suite is wired for a security system. The current owner has never used it.

* The HVAC fan motor was replaced in January 2019 \$980.00

* The dryer vents were cleaned January 2019

*As a courtesy, we have had a Carson Dunlop pre-listing condo inspection done. This and the Status Certificate are available electronically upon request.

GrangeTown's Amenities

- * Gated courtyard location
- * Exercise Room (downstairs)
- * Salt water outdoor pool (upstairs)
- * BBQing allowed on your terrace
- * Mature landscaping throughout the property
- * Two storage lockers
- * On Site Rental Parking Available
- * Steps from Hip and Culturally Rich Neighbourhoods

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