



8 DUNEDIN DRIVE

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CHARLES BAKER REALTOR

**ROLLING WOODED COUNTRY SITES**

20 MINUTES FROM DOWNTOWN

WIDE LOTS... PROTECTED... LOW TAXES

— INFORMATION ON —  
**GOVERNMENT LOANS**

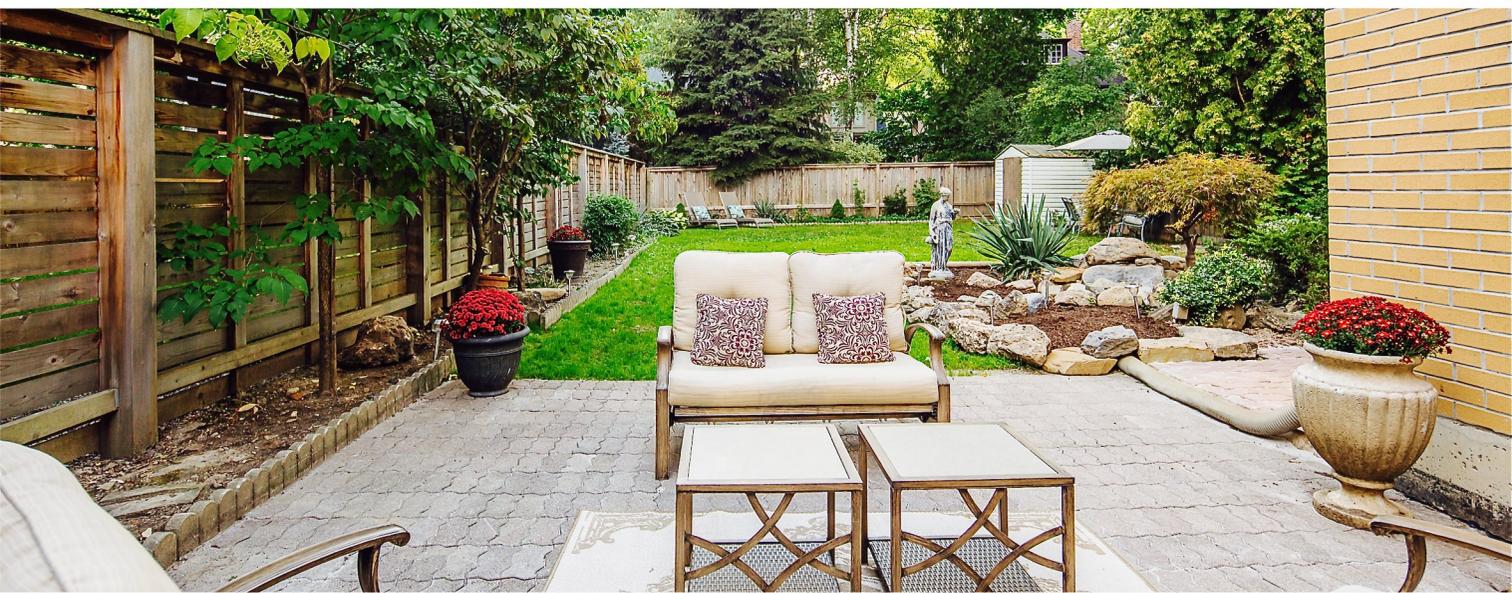
**HOME SMITH & COMPANY**

35 OLD MILL ROAD

LY. 3141

## 8 DUNEDIN DRIVE

8 Dunedin Drive is a stately, Georgian centre hall residence in the Kingsway, with 4-bedrooms and 5-bathrooms. A 3-storey addition has increased the square footage to approximately 3,200 square feet and includes an open concept kitchen overlooking a family room, with fireplace. The gourmet chefs kitchen features a centre island, granite counters, and a walkout to a private patio. A dramatic master suite is with a 5-piece ensuite and a wall of closets. The expansive lower level includes a nanny suite and a large recreation room. The property is located on a quiet tree lined street just steps to the Lambton Kingsway School and walking distance to the subway and Kingsway shops and restaurants.



























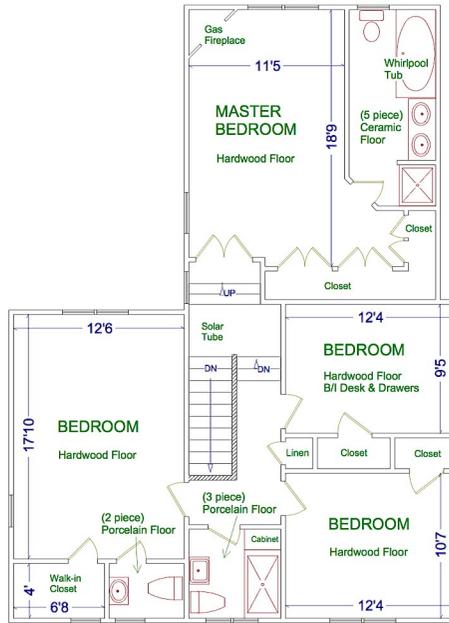




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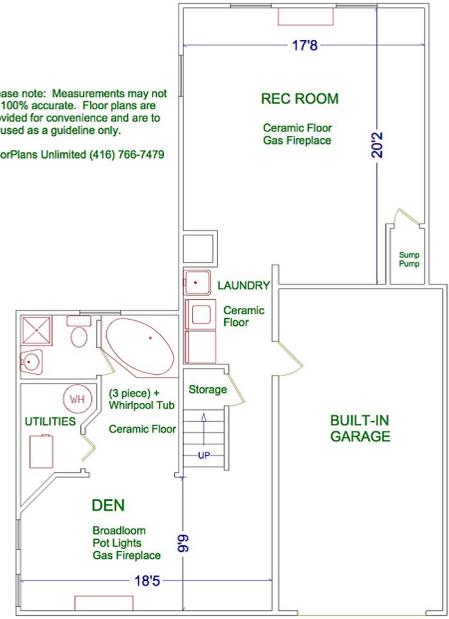


**MAIN (1,150 sq ft)**



**SECOND (1,190 sq ft)**

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.  
 FloorPlans Unlimited (416) 766-7479



**LOWER (840 sq ft)**

# SPECIAL FEATURES

This home had a 3 level new addition built in 2003 that included:

New windows

New Jatoba hardwood floors

New tiles in foyer and kitchen / family room

4 gas fireplaces and 1 wood burning

New roof in 2014

Built-in speakers

Chefs kitchen, with centre island, breakfast bar, and granite counters

Gas stove, side by side stainless steel fridge and freezer, built-in dishwasher and built-in microwave

Powder room in foyer

Master ensuite, with jacuzzi, double sinks, and separate shower

Central air conditioning

Access from garage to basement

Interlocking brick double private drive

Interlocking brick rear patio

Rock garden

*A little bit of England far from England* - Robert Home Smith, 1924

This residence is located in The Kingsway, one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance. The Kingsway boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.

A dark, ornate sign with white text that reads "Welcome to THE KINGSWAY". The sign is mounted on a dark, possibly black, metal frame with decorative scrollwork. The background is a clear blue sky with some green foliage visible on the left and right sides.

*Welcome to*  
**THE KINGSWAY**



8 DUNEDIN DRIVE

LOT SIZE: 40 X 130 FEET



DAIVA DALINDA  
Broker



LUKE DALINDA  
Sales Representative



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