



1199 Royal York Road

Presented by the Dalinda Team



1199

ACT

This home is a custom-built, sun-filled 3,450 square foot, 4-bedroom, 4-bathroom residence that has quality workmanship and sophisticated styling throughout.

The spacious and elegant principal rooms are befitting of any major gathering. A state-of-the-art kitchen, with centre island, walks out to a custom deck and large fenced gardens. The magnificent, open concept family room has impressive soaring ceilings and a statement piece fireplace, with rich wood paneled cabinets.































A large white vanity unit with a central mirror and two glass-fronted cabinets on either side. The mirror reflects the room. The glass cabinets contain various toiletries. The vanity is mounted on a light green wall.

A white vanity countertop with a white sink and chrome faucet. On the counter, there is a small potted plant, a soap dish with a white soap, and a white towel. A chrome towel ring is mounted on the wall to the right of the sink.

White vanity cabinets with multiple drawers and two doors. The drawers have silver knobs, and the doors have silver handles. The vanity is mounted on a light green wall.

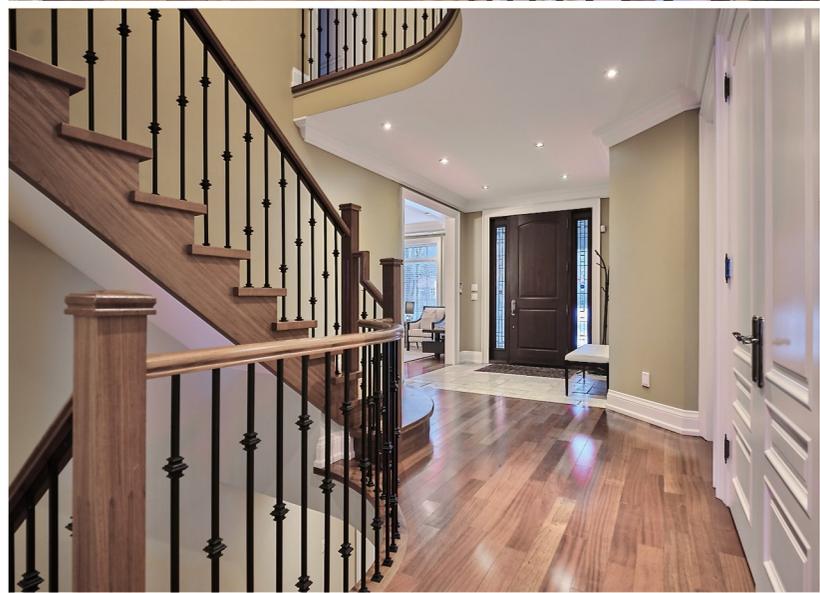


A white toilet with a white seat and lid. The toilet is mounted on a light green wall. A roll of white toilet paper is on the toilet paper holder to the right of the toilet.

A bathtub with a white shower curtain. The bathtub is white and has a chrome shower head and faucet. The walls around the bathtub are tiled with light-colored, patterned tiles. A white towel is draped over the edge of the bathtub.







# Special Features

Custom built home, with 9-foot ceilings on main floor  
Brazilian cherry hardwood floors and limestone floors  
Heated floors in all second floor baths  
Speakers in dining and family room  
Coffered ceilings  
Soaker tub with jets and glass shower, with body sprays in master  
Designer kitchen, with granite counters, centre island, with breakfast bar  
Built-in desk in kitchen & built-in bin organizer  
Thermador built-in 36" cooktop  
Built-in oven, warming drawer, and microwave  
Built-in dishwasher & Stainless steel Kitchenaid fridge  
Custom blinds  
Custom panelled bookcase, with entertainment centre and 50" TV  
Gas fireplace  
Tumbled interlocking walkways  
Custom wood deck (6m x 4.3m)  
Auto garage door openers  
New owned hot water tank (2018)  
Front and rear rain sensitive sprinkler system  
Fully fenced back yard  
Main floor closet and master closet, with custom built-in organizers  
Central VAC & custom organizer in garage  
Roughed in 3pc in basement  
Alarm system  
Excluding dining room & master chandelier





# 1199 ROYAL YORK ROAD

LOT SIZE: 50 X 136 FEET



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# Humber Valley Village

This residence is located in the Edgehill Estates area of Humber Valley Village, one of Toronto's finest neighborhoods. From the 1930s through to the 1960s, the Humber Valley Village had been one of the last communities that had been developed by Home Smith, who had also built The Kingsway, Princess Anne Manor, Baby Point, Old Mill, and Brule Gardens. The Humber Valley Village features rolling landscapes, twisting roads, and many lush trees that highlight the majestic homes that form this enchanting neighborhood. The Humber Valley Village boasts some of the best schools in Toronto West, including Kingsway College School, Humber Valley Public School, Our Lady of Sorrows Catholic School, and Richview Collegiate, the Humber Valley Shopping plaza, the renowned St. George's Golf Club, beautiful parks, including James Gardens, and quick travel times to the downtown core and the airport, via car or public transit.





