

WELCOME TO 31 SPRINGBROOK GARDENS



This residence is located in Sunnylea, one of Toronto's finest neighborhoods. The Sunnylea neighborhood had been founded and built in 1930, but its fruitful history had begun with Alexander Thompson, who had purchased two hundred acres of land after his discharge from the Kings Rangers in 1803.



The Thompson lands had been renowned for its thriving apple, pear, cherry, and plum orchards. Toward the end of the 1800's, other farmers had moved to Sunnylea, and they had cultivated lush market gardens of fruits and vegetables. Some of these old Sunnylea farmhouses have stood the test of time, and they can be found on both Prince Edward Drive and on Islington Avenue.

Sunnylea boasts some of Toronto's best shopping and dining destinations, the best schools, and quick travel times to the downtown core and the airport, via car or public transit.

SPECIAL FEATURES

- Designer light fixtures + (90 pot lights) •Exterior lighting •2 gas fireplaces •Prefinished hardwood floors
- Custom cabinetry throughout •Custom bookcases in family room •Trimbo low E oversized casement windows
- Satin nickel door levers and hinges •Full height kitchen cabinets, with accent glass cabinets •Free standing
- Maax whirlpool tub •Dedicated water lines to all baths and kitchen
- Rec room and family room pre-wired for audio •Roughed in for video security
- Hi efficiency gas furnace and humidifier •Central Air
- Central vac, with kickboard dust collector and accessories •Backyard gas line
- Carriage style garage door, with opener and remote •Natural stone exterior accents and front steps and landing
- Asphalt drive, with stone soldier course •Fully landscaped •8-foot solid wood front door
- Kitchenaid stainless steel: gas stove, fridge, and built-in dishwasher •Front load washer & dryer

FOR SALE AT: \$1,499,900

LOT SIZE: 43x125 Feet

EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

W: 416 236 1871 C: 416 919 1738

ddalinda@Dalinda.net



The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.

WELCOME TO 31 SPRINGBROOK GARDENS



This home is a stunning 3,000+ square foot, 4+1-bedroom, 6-bathroom luxury residence in Spring Garden Park that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling!

EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

W: 416 236 1871 C: 416 919 1738

ddalinda@Dalinda.net





The 2-storey foyer opens to formal principal rooms, a state of the art kitchen, with center island, granite counters and backsplash, and a family room, all with elegant woodwork, crown mouldings, and hardwood floors. The stunning master, with vaulted ceilings, has a lavish 5-piece ensuite! The finished basement features a nanny suite. This is a rare opportunity to find a home of this size and caliber in Spring Garden Park.

