

WELCOME TO 40 FRANCES AVENUE



FOR SALE AT: \$828,000 LOT SIZE: 27 x 140 Feet



SPECIAL FEATURES

- Designer light fixtures and pot lighting
- 9 foot ceilings on main floor Crown mouldings and wainscotting throughout
- Pre finished dark oak 4" plank floors
- Marble foyer, with marble inlay
- Door from garage into main floor
- Designer powder room
- Custom kitchen, with granite counters, limestone backsplash, glass cabinets, and crown mouldings
- Self closing cabinets, wire shelving
- Fisher & Paykel stainless steel appliances: double door fridge, 5-burner gas stove, double door dishwasher, LG front load washer and dryer
- Custom built-in cabinetry, with gas fireplace in Great Room
- Double leaded glass french door, with transom walkout to patio
- Custom cabinetry, with gas fireplace and TV shelf in Master Palladium window
- Vaulted ceiling in Master Designer ensuite, with air tub, double vanity, and separate shower, with rain head, and walk-in closet, with shelving
- Laminated floors in basement
- Wet bar
- Custom designer sauna
- New hi efficiency furnace, with humidifier
- Central air
- Central vacuum
- Security system
- Double front drive to single garage to be paved and sided, with soldier course
- Rear yard to be sodded
- Newly fenced and gated yard

THIS RESIDENCE IS LOCATED IN HUMBER BAY. HUMBER BAY BOASTS SOME OF THE BEST SCHOOLS IN TORONTO WEST, INCLUDING ETIENNE BRULE JS, PARK LAWN JMS, ST. LOUIS, ST. MARK, BISHOP ALLEN ACADEMY, AND ETOBICOKE COLLEGIATE, BEAUTIFUL PARK LANDS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.

EXCEEDING EXPECTATIONS



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A BRAND NEW LUXURY BUILD AT PARK LAWN

THIS HOME IS A STUNNING, NEW 3-BEDROOM, 4-DESIGNER BATHROOM LUXURY RESIDENCE THAT HAS BEEN CUSTOM-BUILT FOR THE DISCERNING BUYER, WHO APPRECIATES QUALITY WORKMANSHIP AND SOPHISTICATED STYLING!

EXCEEDING EXPECTATIONS



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This home features rich hardwood flooring in all principal rooms and a stunning gourmet kitchen overlooking the dramatic, sunny great room and private fenced yard. The master bedroom features a 5-piece ensuite, walk-in closet, and gas fireplace. The finished basement offers a separate side driveway entrance, wet bar, and sauna!