

QUEEN ANNE ROAD



"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.



FOR SALE AT: \$1,599,000 LOT SIZE: 44 x 134 FEET



This residence has been built by **Ridgestone Homes**, residential builders of exceptional quality homes. Using the best materials and superior craftsmanship, Ridgestone Homes designs and builds visually arresting homes of distinction, with a goal to exceed every expectation. RidgestoneHomes.com

SPECIAL FEATURES

- Designer light fixtures and sconces
- Cat 5 wiring, 200-amp service with circuit breakers
- Wired for sound
- New copper plumbing
- New high efficiency furnace
- Central air
- New high-grade roof with 25-year guarantee
- New hardwood floors
- Custom 10 1/2" baseboards and 5" trim
- Professionally landscaped front yard
- 4 natural gas fireplaces
- 2-storey limestone foyer
- Viking Professional double door stainless steel fridge
- Capital 6 burner gas stove
- Kitchenaid dishwasher
- Self-closing cabinetry
- Built-in wine rack
- 4 glass & wire cabinets
- Centre island with overhang for seating
- Custom vanities in baths
- Granite counters in kitchen and master ensuite bath & powder room, limestone counters in other baths
- Heated floors in upper baths
- Air tub in master
- Make-up counter with magnifying mirror
- Berber broadloom throughout basement
- Custom built cabinets for dining room
- Organizers in walk in master closet

Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

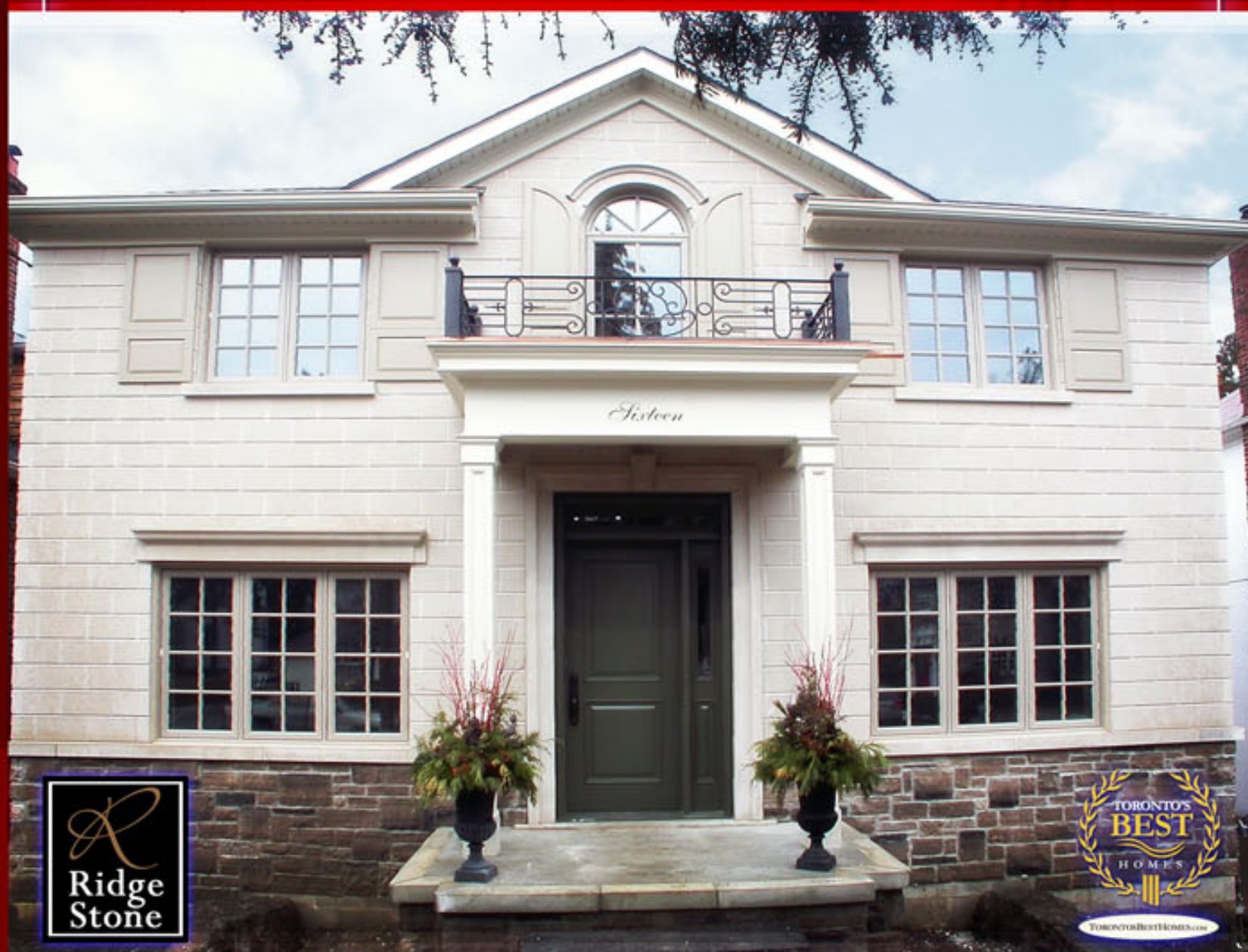
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This prime Kingsway Georgian style home is a luxurious residence, with a brand new three level addition, that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling.

Another dramatic showpiece by Ridgestone Homes!

EXCEEDING EXPECTATIONS



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The soaring 2-storey foyer opens to a state of the art kitchen and family room. The stunning master, with vaulted ceilings, has a lavish 5-piece ensuite. With 4-bedrooms and 4-baths, plus a fully finished lower level, this home has it all!



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S I X T E E N

F l o o r p l a n



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S I X T E E N

ADDITIONAL FEATURES

- Elevation features architectural smooth face stone and natural stone
- Sub floors are 3/4" spruce plywood, fastened with glue and screws
- 1/2" spruce plywood wall and roof sheathing (as opposed to 1/4 or 3/8")
- Solid Belaggio doors (basement masonite)
- New thermopane Low E windows
- Plumbing drainage stacks wrapped with insulation to reduce noise
- Shut off ball valves to all fixtures
- Asphalt driveway with soldier course
- Parking pad, with potential for garage
- Builder to provide warranties

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