



16 MILL COVE

PRESENTED BY THE DALINDA TEAM

CHARLES BAKER REALTOR

ROLLING WOODED COUNTRY SITES

20 MINUTES FROM DOWNTOWN

WIDE LOTS... PROTECTED... LOW TAXES

— INFORMATION ON —
GOVERNMENT LOANS

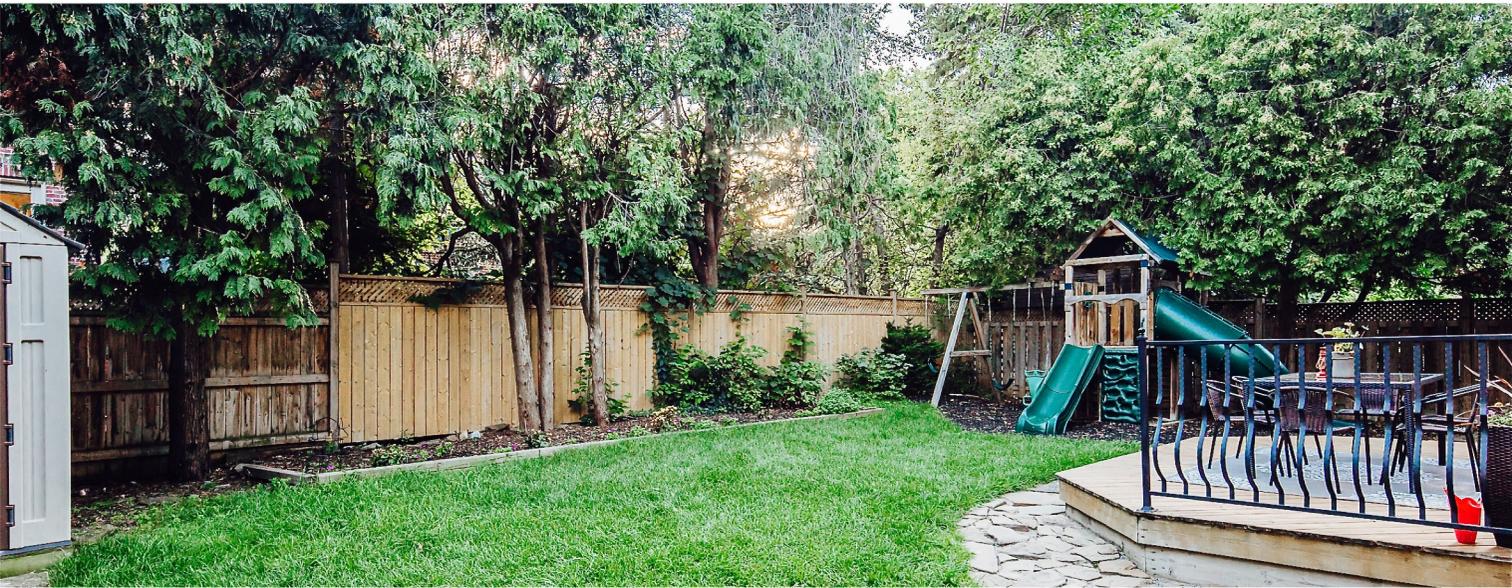
HOME SMITH & COMPANY

35 OLD MILL ROAD

LY. 3141

16 MILL COVE

This home is a newly built (2011) Kingsway residence that is nestled on a quiet cul de sac in walking distance to the subway and just steps to Lambton Kingsway School and the Humber River parklands. Impressive 10 foot ceilings and grand principal rooms lend to the opulent style. The stunning designer, eat-in kitchen includes a centre island, with breakfast bar, pantry, and walkout to deck. The dramatic master features a 5 piece ensuite, walk-in closet and a private deck. There are 4 bedrooms, 5 baths, plus a main floor family room and a den. A separate entrance to the lower level is ideal for an in-law apartment.

















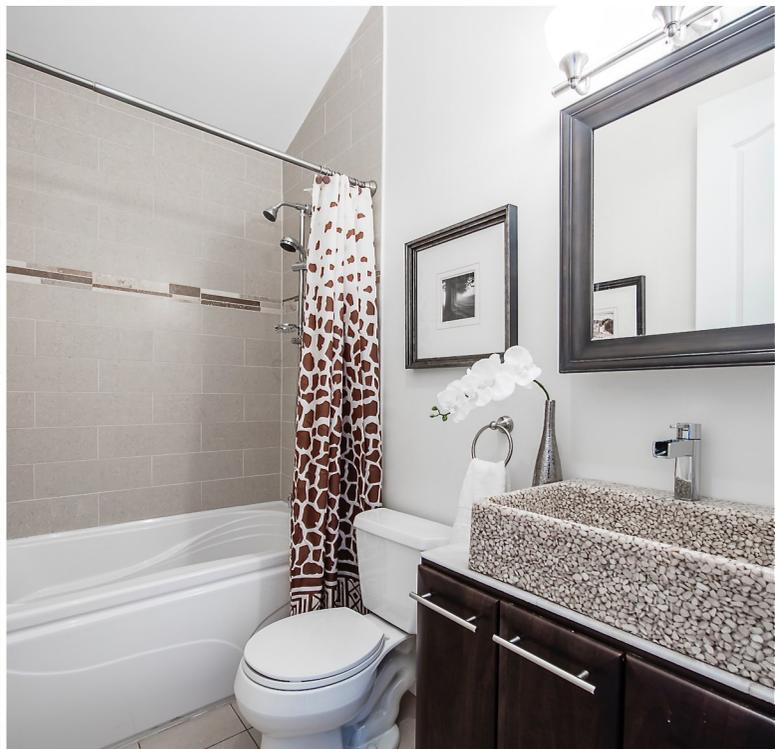




















A little bit of England far from England - Robert Home Smith, 1924

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

Welcome to
THE KINGSWAY



16 MILL COVE

LOT SIZE: 45 X 110
(WIDENS TO PIE SHAPED)

EXCEEDING EXPECTATIONS



DAIVA DALINDA
Broker



ROYAL LePAGE
Royal LePage Real Estate Services Limited, Brokerage



LUKE DALINDA
Sales Representative

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SPECIAL FEATURES

Copper awnings
Private deck over garage
Balcony overlooking gardens
10 foot ceilings
Foyer, with hand crafted mosaic
Auto-lit double entry closet, with organizers
Formal separate living room, with wood burning marble fireplace
Oversized windows
Hardwood floors on main and upper floors
Crown mouldings
Designer light fixtures and pot lighting
Custom iron railings
Gourmet kitchen, with pantry, centre island, with breakfast bar and walkout
Granite counters
Bosch stainless steel fridge and gas stove, with pot filler
Built-in dishwasher
Bosch washer and dryer In lower level and 2nd laundry on upper level
Filtered water system
Tankless hot water
1" water line

Roughed in kitchen in lower level
Central air conditioner
Humidifier
Garage door opener and 2 remotes
12 foot ceilings in garage and with direct access into home
Fenced yard
Interlocking brick driveway
Large deck in backyard
Garden shed
Elaborate children's playground
Survey available
All building permits have clearances
Almost 4,000 sq ft of living space, including the basement

