



65 QUEEN MARYS DRIVE

PRESENTED BY DAIVA DALINDA

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

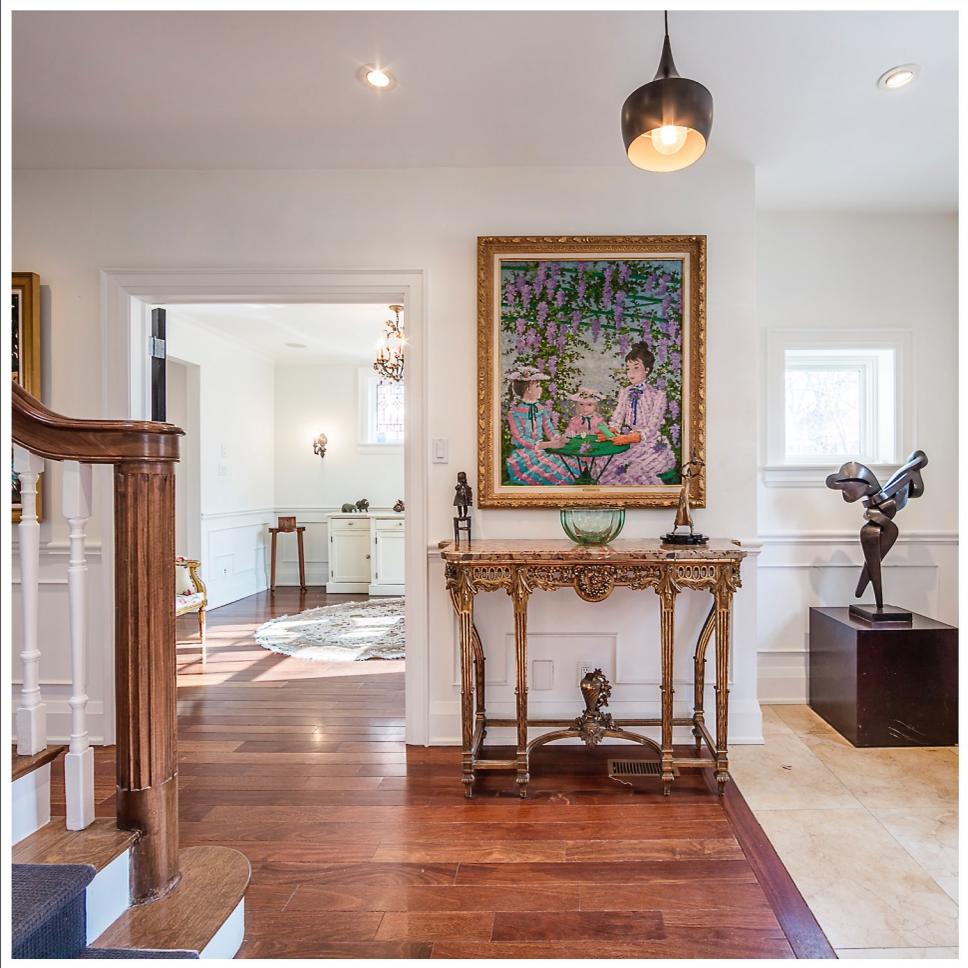
LY. 3141

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This home is a stunning, prime Kingsway residence, rebuilt with a dramatic 3-storey addition for a total of 4,365 square feet of luxury and elegance.

The state of art chef's kitchen overlooks the family room, with a walkout to a large covered porch, ideal for summer entertaining. There are 4 large bedroom and 4 baths. The magnificent master suite, with vaulted ceilings, has a walk-in closet and a 5-piece ensuite, with heated floors. There is a newly finished, sun filled basement. The property has been professionally landscaped in the front and back, with a circular drive, 2 large flagstone patios, underground sprinklers, custom shed, and highlight lighting throughout.































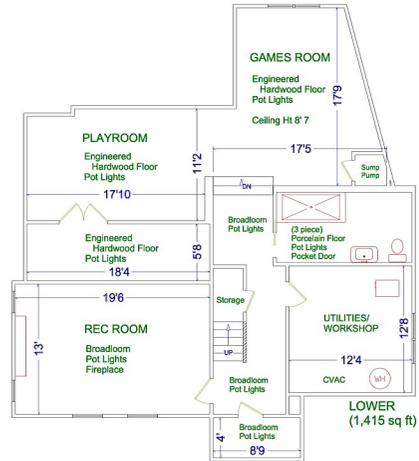
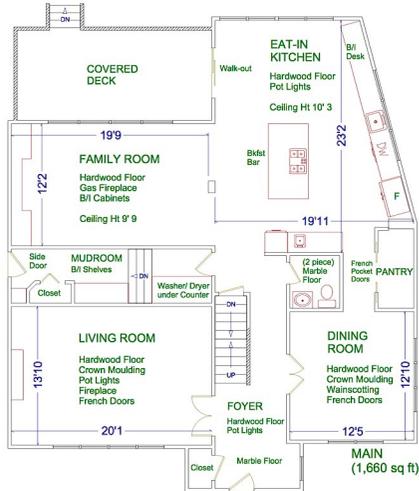






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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.
FloorPlans Unlimited (416) 766-7479



SPECIAL FEATURES

Electrical light fixtures and pot lighting
3 ceiling fans
California shutters
Blinds
Closet organizers
2 forced air gas high efficiency furnaces
2 air conditioning units
200 amp service with CAD 5 wiring on Main floor and Master Bedroom
Central vacuum and equipment with 2 auto dust sweeps
2 wood and 1 gas fireplace
All double glazed windows
Exterior fencing completely enclosing yard
2 flagstone patios
Custom covered deck
Custom garden shed
Exterior gas barbeque line
Front and rear underground sprinkler system
Privacy trees planted
Extensive professional landscaping with rockery
Exterior lighting throughout gardens
Indoor and outdoor speakers (4 zone sound media in LR, DR, Family and outside deck
Heated floors in master ensuite
Oversized air tub in master ensuite
Extra high ceilings in kitchen, family room and games room

Luxury stainless steel appliances: oversized 2 full door fridge, 5 burner gas cooktop with down draft fan, built in wall over, built in dishwasher and microwave with warming drawer, built in bar fridge, garburator
Honed stone counters in kitchen
Walk in pantry off kitchen with pocket French door
Front load washer and dryer in main floor laundry
Mud room with organizing cabinetry
Newly finished basement with pot lighting, new broadloom and engineered hardwood floors
Security system
Circular drive

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



65 QUEEN MARYS DRIVE

LOT SIZE: 60 X 145 (IRREGULAR)



EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

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