



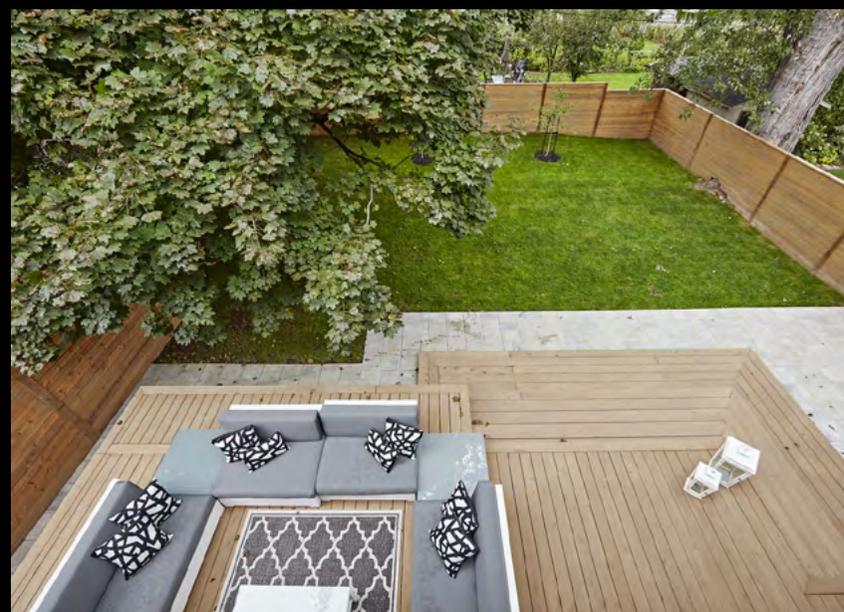
DALINDATEAM.COM

92 MERVYN AVENUE

4+1 Bedrooms + 4 1/2 Baths

EXQUISITELY SUBLIME

A brand new residence with a total of 5290 sq. feet, that comes with a peace of mind, Tarion Warranty. The all solid brick construction, the exacting craftsmanship throughout, together with the manicured grounds present perfection to the discerning buyer.



The advanced engineering throughout this home will appeal to the 'techie' sophisticated buyer.

A smart home panel offers the latest in tech control.

Flawless finishes and designer fixtures together with exacting craftsmanship will appeal to the perfection seeking buyer.

92 Mervyn Avenue

A massive foyer, with skylit and vaulted ceilings, radiates an abundance of natural light, and leads to a state of art kitchen with family sized centre island with Quartz counters.

The built in stainless steel appliances are all professional grade.



STUNNING CHEF'S KITCHEN

The custom kitchen showcases a butler's pantry, a handy walk in pantry, plus a spacious eat in area that overlooks the family room. An impressively wide, custom glass door opens to an oversized deck and to fully fenced private gardens. The double sided fireplace invites you to warm, cozy evenings inside or outside.

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MASTER RETREAT

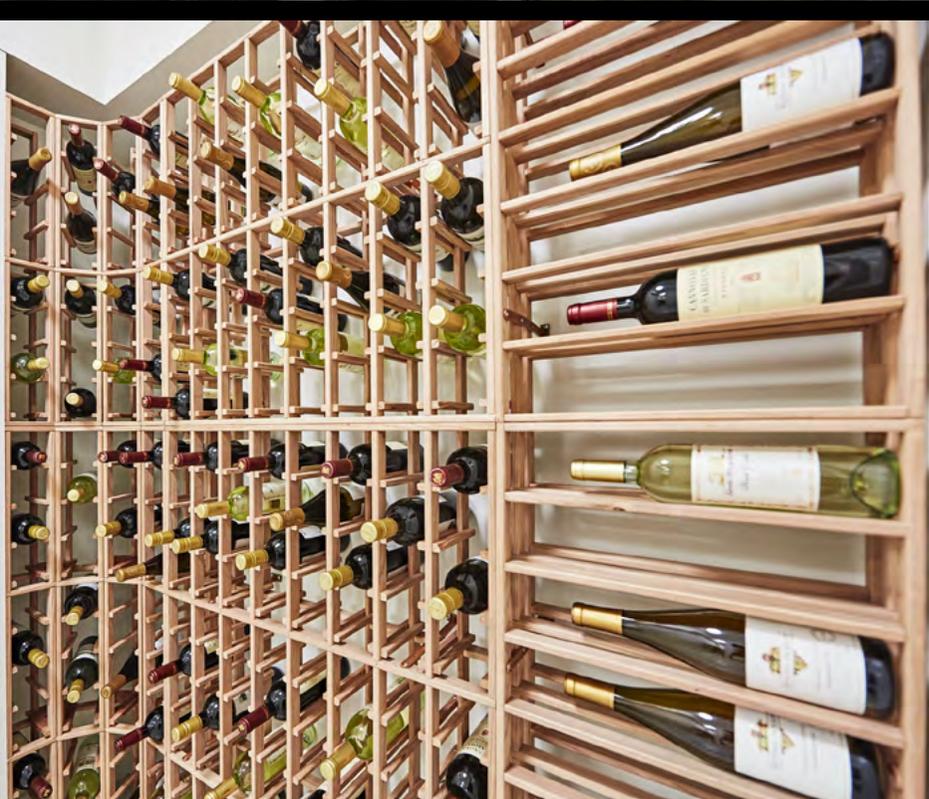
An inviting, dreamy master suite has a walk in closet with custom organizers, and its own private balcony. A stunning spa like 5 piece ensuite has sophisticated designer finishes and heated floors.





Flawlessly finished lower level has 9 foot ceilings, heated floors, oversized windows and an exotic steam fireplace.

The mechanical room is a rare caliber machine allowing the home to run with the utmost high efficiency.



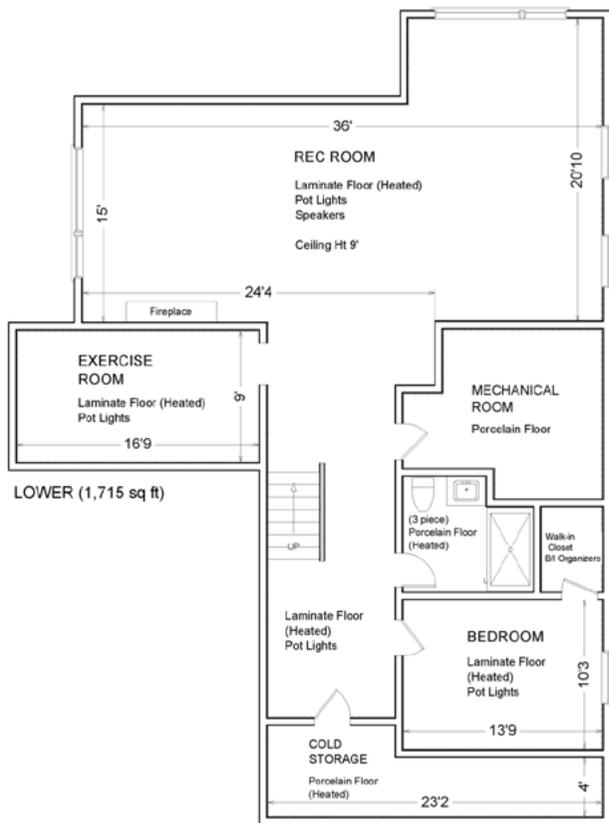
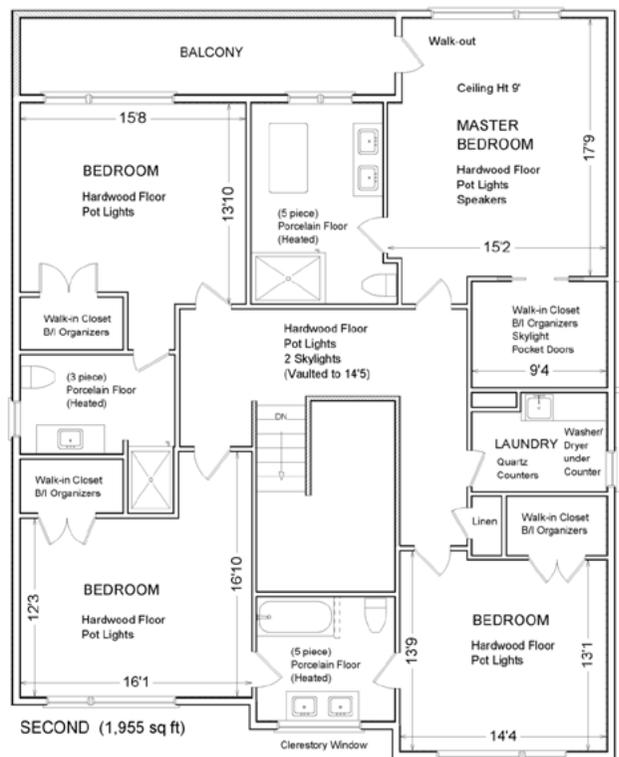
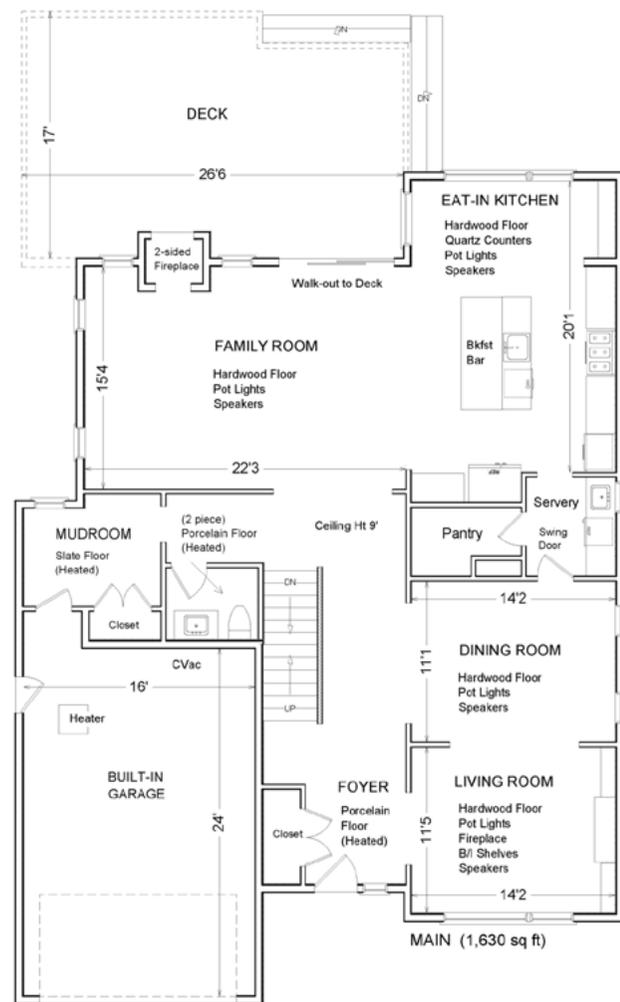
FLAWLESS LOWER LEVEL

A fifth bedroom with ensuite is perfect for a teenager or as a nanny suite. The cantina is finished and with a wine cellar.

SPECIAL FEATURES

Designer light fixtures | LED pot lighting | Designer exterior lighting | 200 amp main | Roughed in charging station in garage | Heater in garage | 1" incoming operations water line | 9 foot ceilings on all floors | White oak wide plank engineered flooring | Heated laminate floors in lower level | Heated floors in bathrooms | Jenn-Air stainless steel 6 burner gas cooktop with pot filler | Jenn-Air combo microwave/wall oven | Jenn-Air warming drawer | Bosch built in panelled dishwasher | Built in bar fridge

LG graphite steel washer and dryer | Central Vac | Custom Aya Design kitchen with Quartz counters and backsplash | LED under counter lighting | Custom vanities by Aya | Organized Interiors closet organizers | 5 security cameras and alarm system | Cat 6 wiring | Sonos music system | Intercom | Multi zone Lennox hi efficiency gas furnace | Lennox hi efficiency air conditioner | Lennox air cleaning system | Steam humidifier | Outdoor irrigation system | Cedar deck and privacy fence | Interlock brick driveway



92
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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





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