

WELCOME TO 34 SPRING GARDEN ROAD



This residence is located in Sunnylea, one of Toronto's finest neighborhoods. The Sunnylea neighborhood had been founded and built in 1930, but its fruitful history had begun with Alexander Thompson, who had purchased two hundred acres of land after his discharge from the Kings Rangers in 1803.

The Thompson lands had been renowned for its thriving apple, pear, cherry, and plum orchards. Toward the end of the 1800's, other farmers had moved to Sunnylea, and they had cultivated lush market gardens of fruits and vegetables. Some of these old Sunnylea farmhouses have stood the test of time, and they can be found on both Prince Edward Drive and on Islington Avenue.

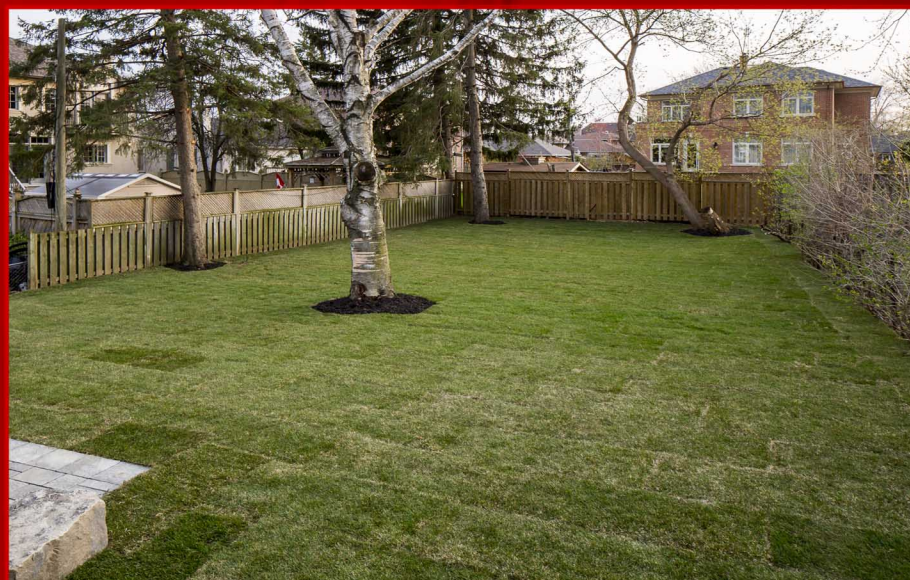


Sunnylea boasts some of Toronto's best shopping and dining destinations, the best schools, and quick travel times to the downtown core and the airport, via car or public transit.

FOR SALE AT: \$1,895,000 LOT SIZE: 65 x 166 Feet Irregular

SPECIAL FEATURES

- Large west-facing pool-sized lot.
- Grand entrance foyer on main.
- Dramatic master suite, with coffered ceilings, spa-like ensuite, with double shower and walkout to potential deck.
- Designer light fixtures.
- Paneled double door fridge.
- Wolf Gas Stove.
- Built-in dishwasher.
- Built-in microwave.
- Bar fridge in Butler's Pantry.
- Marble counters.
- Heated floors in all baths.
- Wired for audio and cameras.
- Custom closet organizers.
- Professionally landscaped exterior.
- Architecture lights.



EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker

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This home is a stunning 3,162 square foot, 4+1-bedroom, 6-bathroom luxury residence in Spring Garden Park that has been newly built for the discerning buyer, who appreciates quality craftsmanship and sophisticated styling! It is situated on a rare, over-sized lot near Mimico Creek and just steps to the delight of The Kingsway and Royal York subway.



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