



25 STOCK AVENUE

PRESENTED BY THE DALINDA TEAM





25 Stock Avenue

This home is a stunning, brand new 3,370 square foot, 4+1-bedroom, 4-bath residence in the vibrant Queensway Village, offering quality workmanship and sophisticated styling throughout.



A state of art custom kitchen boasts a centre island and double glass door walk out to a large bi level deck overlooking private landscaped gardens. Premium chef's appliances include a Wolf stove, SubZero fridge, and Miele dishwasher. a separate entrance to a gorgeous and bright basement apartment, with 9-foot ceilings, provides a brilliant opportunity for reducing your carrying costs. Steps to quick bus ride to subway and Go.

















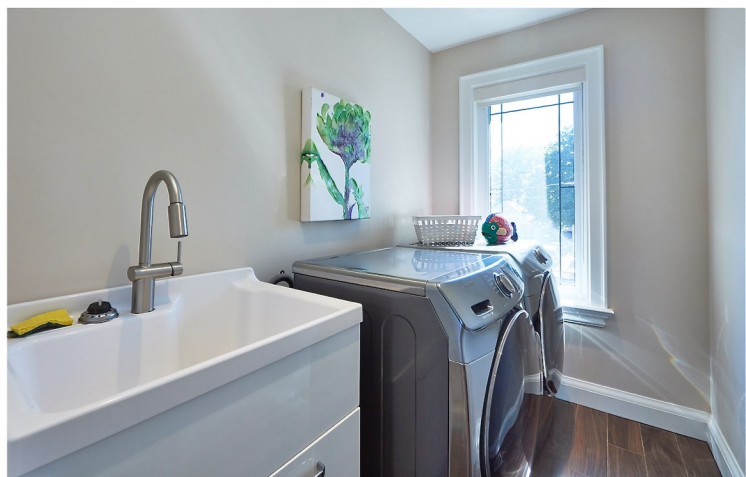












SPECIAL FEATURES

Led pot lighting throughout interior and exterior
(Approximately 200)
Designer light fixtures
9-foot ceilings on main
Crown mouldings
Open solid oak staircase, with iron pickets
Two gas fireplaces
Four designer baths
Upper level laundry room is also roughed in as 4-piece bath
Custom Orchard Park wood kitchen, with Quartz top
centre island, with breakfast bar
Wolf gas stove
Subzero fridge
Miele built-in dishwasher
3 stainless steel appliances in basement apartment
2 washers and 2 dryers
Central vacuum, with kitchen sweep
Security system
Built-in speakers inside and outside
Double glass door walkout to bi level deck overlooking
fenced and private gardens
Low maintenance man made decking materials
Gas barbecue hook up
Garden shed
Storage under deck
Separate rear entrance to basement apartment, with 8'9"
ceilings

Double private stamped concrete drive and walkways
Spray foam insulation in ceiling of over-sized garage
Auto garage door opener
Brand new foundation, with new weeping system,
drains, and 3/4" water service
200-amp service with circuit breakers in garage
Hi-efficiency Lennox furnace, with heat exchanger
Central air
Owned oversized gas hot water tank
35-year roof shingles
Hi-efficiency windows
Custom window coverings
Upgraded insulation for lower heating costs
Upper and lower locking exterior doors for added
security
Builder's own 3-year old home



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EXCEEDING EXPECTATIONS				
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QUEENSWAY VILLAGE

This residence is located in the historic Queensway village, one of Toronto's up and coming neighborhoods. The Queensway had been founded in the 1800s as a small rural farming community. A white stucco cottage that sits on an old farming field at 694 Royal York Road has stood the test of time, serving as a reminder of the past and of the pioneering men and women, who had left their mark upon the landscape. In 1912, The Queensway had begun to grow quickly from the urbanization by Eastern European immigrants, who had innovatively developed the area and its businesses. During this time, Queensway Public School had been built to serve area residents. During the mid-1990s, this historic school had been demolished to make way for the current Costco store, which has played a significant role in the revitalization of the area.

The Queensway has quietly earned celebrity status for the many television, movie, and commercial productions that have been filmed in and around Queensway Park. The Queensway is close to some of Toronto's best shopping and dining destinations, the best schools, beautiful parks, and quick travel times to the Greater Toronto Area and the airport, via car or public transit.

