

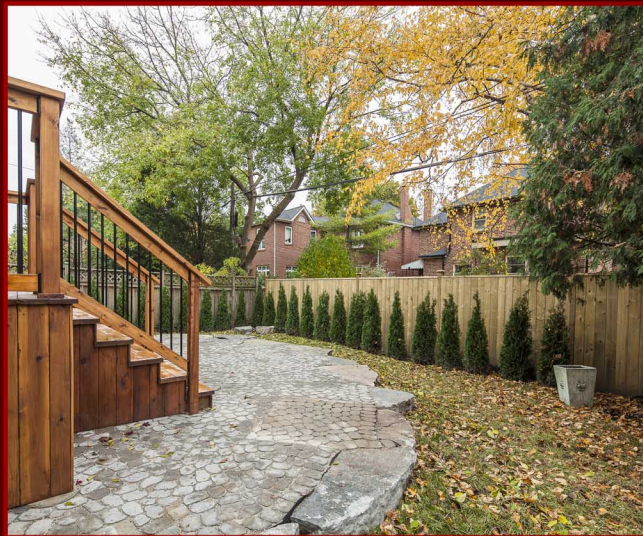
# WELCOME TO 25 KIRK BRADDEN ROAD WEST



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: \$1,568,000 LOT SIZE: 41.25 x 93.22 feet



## EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker

Royal LePage Real Estate Services Ltd., Brokerage

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# WELCOME TO 25 KIRK BRADDEN ROAD WEST



This home is a stunning 4,000+ square foot, 4+1-bedroom, 5-bath luxury residence in Sunnylea that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling!



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The marble foyer opens to formal principal rooms, with coffered ceilings, a state-of-art kitchen, with center island and granite counters. The stunning family room has coffered ceilings and built-in cabinetry around the fireplace. The dramatic Master has a walk in closet, lavish 5-piece ensuite, with heated floors and wainscoting. This is a rare opportunity to find a home of this size and caliber in Sunnylea.



# SPECIAL FEATURES

# 25 KIRK BRADDEN ROAD WEST

## SPECIAL FEATURES

- Designer fixtures
  - 97 pot lights
- Stone, brick front and copper front
  - Interlocking brick driveway
  - Stone front steps
  - Professionally landscaped
  - Fenced yard
- Double glass door walkout to cedar deck, with iron pickets
  - Interlocking brick patio
  - All new drains
  - New weeping system
  - Waterproofed foundation
  - New ¾" copper water service
- Security camera front and back, with video intercom roughed in
  - Security system
  - Solid Mahogany front door
  - Marble foyer
  - 4 ¼" red oak hardwood floors finished on site
- 10 foot ceilings on main, 9 foot ceilings on second level
  - 8 foot solid doors
  - Designer hardware
- Extensive millwork on baseboards, door casings, doorways and wainscoting
  - Coffered ceilings in dining room and family room
  - Plaster crown mouldings
  - Access from garage into mudroom with side door
    - 3 skylights
    - 2 gas fireplaces
- Custom kitchen, with auto closing doors, numerous pot lit glass cabinets, marble backsplash, granite counters, breakfast bar, center island, with sink and wine cabinet, pot filler
- Kitchenaid stainless steel appliances include 4 burner gas stove, with grill cooktop, double door fridge, with icemaker, wall oven, built-in dishwasher, built in microwave, and Braun exhaust fan
- Master ensuite, with heated floors and marble inlay, free standing tub, oversized glass shower, with body sprays and rainhead, and vanity, with double sinks
- Family room, with coffered ceilings, built in cabinets, extra shelving available, roughed in for TV and speakers, and gas fireplace
  - Berber broadloom (off white) in basement
- Rec room, with gas fireplace, above grade, south facing windows
  - Hi efficiency gas furnace
- 200-amp service with internet and phone in bedrooms
  - Roughed-in central vac
  - Central air
  - Humidifier
- Cedar garage door, with automatic door opener
  - South facing backyard
  - Steps to Sunnylea School



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