



## 157 SILVERHILL DRIVE

Welcome to this beautiful, family home boasting 4 bedroom, 4 baths, a main floor family room and a double car garage.

Conveniently located in central Etobicoke with quick access to the Kipling subway, 427 highway, shopping and Silverhill Park.



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MAIN FLOOR

# ELEGANCE AND STYLE

The grand foyer opens to an expansive and sun filled living room. The dining room is well appointed for elegant dining and entertaining.





MAIN FLOOR

## CHEFS KITCHEN

The renovated kitchen has stylish, ceiling height white cabinetry with quartz counters, pot lighting and stainless steel appliances. A large breakfast area has a sliding glass door walkout to a covered porch that steps down to an interlocking brick patio where you can enjoy barbecuing and pizza making.



## FAMILY ROOM

Cozy family gatherings can be enjoyed in front of the gas fireplace and watching TV in the spacious family room with sliding glass door walkout to the covered porch, overlooking the private rear gardens.



MAIN FLOOR

## DREAMY BEDROOMS

The oversized primary retreat features a large walk in closet and a 4 piece ensuite.

The 3 other good sized bedrooms share a renovated bath with a double sink vanity.









## LOWER LEVEL

The finished lower level is ideal as an in-law suite or even as rental potential with its separate side door access to a pot lit, large recreation room with a kitchenette, 4 piece bath and a 5th bedroom.





# SPECIAL PROPERTY FEATURES

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- Pot lighting
  - California shutters
  - Samsung stainless steel French door fridge with water dispenser (2024)
  - Samsung stainless steel drop in range
  - Built in Bosch stainless steel dishwasher
  - Washer and dryer (2024)
  - Basement fridge and stove (2024)
  - Freezer
  - Double car garage
  - Auto garage door opener
  - Gas fireplace
  - Door from garage into mudroom with custom built in organizer
  - Pizza oven
  - Covered porch
  - Interlocking brick patio
  - Ring camera security system
  - Alarm system
  - New gas furnace (2024)
  - New central air(2024)
  - Upgraded windows
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## 157 SILVERHILL DRIVE

Listing price: \$1,850,000  
Taxes 2024: \$7,102.82  
Lot size: 47.07 feet by 124.12 feet  
Possession: 60/90 days



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