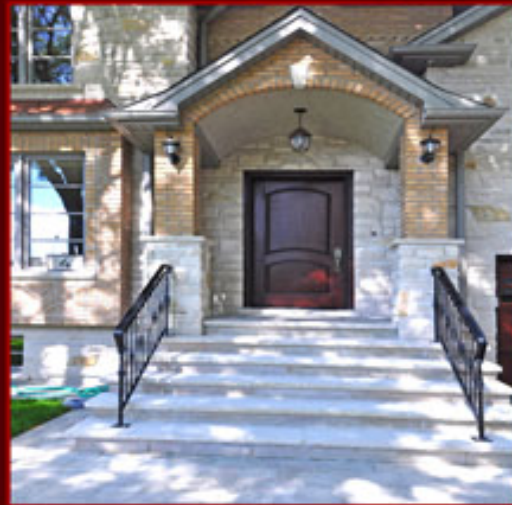


WELCOME TO 4 KIRK BRADDEN ROAD EAST



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: \$1,399,000 **LOT SIZE: 40 X 110 feet**

SPECIAL FEATURES

- Designer light fixtures and pot lighting
 - Wainscotting in foyer
 - Crown mouldings
- Custom millwork, baseboards and trim
- 4" quarter cut white oak hardwood floors finished on site
- Designer plumbing fixtures and vanities
- Custom kitchen, with center island, granite counters, auto closure, accent glass cabinets
 - Gas fireplace
 - Jacuzzi
 - Skylights
- Mahogany front door and garage door
- Premium stainless steel appliances: 5 burner gas stove, fridge, built-in dishwasher, built-in microwave, exhaust fan
 - Front load washer and dryer
 - Carrier hi efficiency furnace
 - Central vacuum
 - Security system
- All brick and stone exterior
 - Copper lower roof
 - New 3/4" water line
 - All new drains
- Walkout from basement
 - Brick patio
 - Fenced yard
- New driveway with soldier courses

EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker
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The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.

WELCOME TO 4 KIRK BRADDEN ROAD EAST



This home is a stunning 3,000+ square foot, 4+1-bedroom, 5-bathroom luxury residence in Sunnylea that has been completely rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling!

EXCEEDING EXPECTATIONS



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The foyer opens to formal principal rooms, a state of the art kitchen, with center island and granite counters, and a family room, all with elegant woodwork, crown mouldings, and hardwood floors. The stunning master, with vaulted ceilings, has a lavish 5-piece ensuite! The finished basement features a walkout. This is a rare opportunity to find a home of this size and caliber in Sunnylea.

