

WELCOME TO 37 EDGEMORE DRIVE



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: \$1,369,000 LOT SIZE: 40 X 110 feet

SPECIAL FEATURES

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| Designer light fixtures | Central air |
| Pot lighting | Central vac |
| Extensive wainscoting | 200-amp service |
| Coffered and moulded ceilings | New 1" water line |
| Hardwood floors throughout | New drains and weeping system |
| 10-foot ceilings on main floor | Green toilets |
| Kitchen, with center island, bar sink, and granite counters | 2-gas fireplaces |
| Butler's pantry | 2-walkouts to 2 decks |
| Glass backsplash | Interlocking brick driveway |
| Stainless steel: fridge, gas stove, built-in dishwasher | Wired for security, with camera intercom |
| Front load washer and dryer in second floor laundry | Automatic garage door |
| Hi-efficiency furnace | |

R&T

R&T Construction is a full-service design/build company, with a wide range of experience. We manage all phases of custom home construction or remodeling, including finding/procuring suitable land, design, and construction. Our excellent reputation and long list of satisfied clients attest to our superior craftsmanship, attention to detail, clear communication, honesty, and integrity. We can help our customers with their construction and financing needs.

EXCEEDING EXPECTATIONS

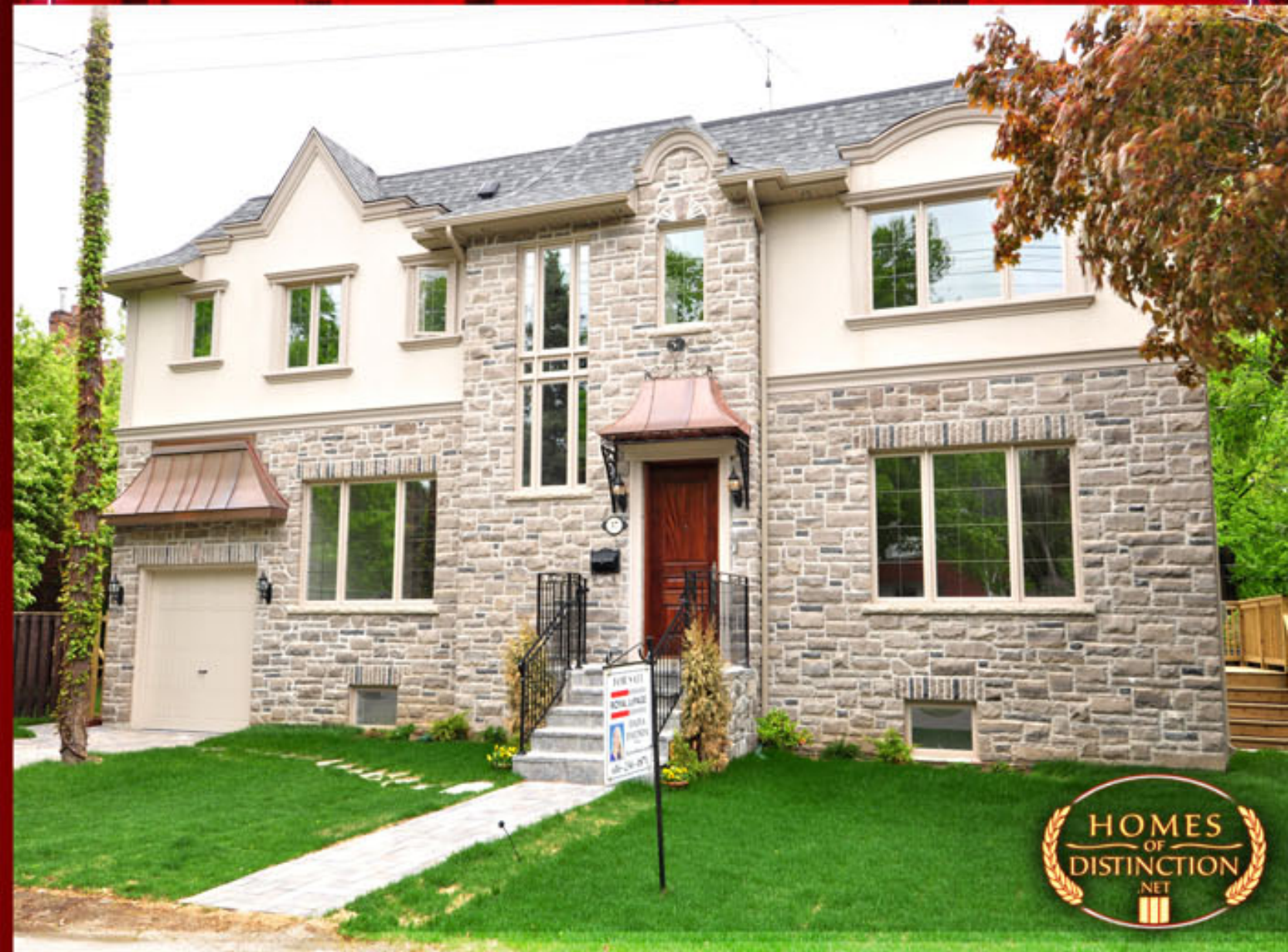


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This home is a grand 4-bedroom, 5-bathroom luxury residence in Sunnylea that has been rebuilt for the discerning buyer, who appreciates quality workmanship and sophisticated styling!

EXCEEDING EXPECTATIONS



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This home features spacious and well-appointed principal rooms, with elegant woodwork, coffered and moulded ceilings, extensive wainscoting, and hardwood floors throughout. A state of the art kitchen, with center island, overlooks the family room. An impressive, soaring 2-storey window bathes the interior with sunlight.

