

WELCOME TO 31 OLD MILL TERRACE



*"A little bit of England
far from England"*

- Robert Home Smith, 1924

This residence is located in The Kingsway, one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance. The Kingsway boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.



FOR SALE AT: \$1,299,500

LOT SIZE: 40 x 148.33 FEET



SPECIAL FEATURES

Pot lighting

Indirect lighting in dining room and master

¾ height oak paneling in dining room

3-wood burning fireplaces

2-walkouts to terraces

Walkout from lower level family room to patio

Renovated kitchen, with granite counters

Stainless steel appliances, including fridge, gas

stove, and built-in dishwasher

Garburator

All new windows, many with tilt feature

Security system

2-central-air systems

2-newly renovated designer baths

Ultra suede wall panels in den

Ceiling fan

Washer and dryer

Double garage, with pillared drive

Coach lights at front door

Daiva Dalinda, Broker

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This home is a spectacular 5-bedroom, 5-bathroom luxury residence that is nestled on an exclusive crescent that is just steps to Bloor Street and the Old Mill subway in the highly regarded Lambton Kingsway Public School district.

EXCEEDING EXPECTATIONS



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An inviting entrance opens to elegant, spacious, and well-appointed principal rooms, which overlook a wooded ravine, and a renovated kitchen, with granite counters. The upper floors feature 2-terraces, and the lower level family room features a walkout to a patio. The meticulously maintained private and tranquil gardens offer a soothing escape.

