

WELCOME TO 24 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.



Backyard

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: \$1,498,000 LOT SIZE: 43 X 92.1 feet

BUILDER'S SPECIAL FEATURES in 2008

- Architecturally controlled exterior colors
- Elevation of solid stone and copper accent roof
- Solid mahogany front door
- New roof, with low maintenance aluminum soffits, fascia, eaves, & downspouts
- New low maintenance thermopane, low E 2 argon vinyl casement windows
- Waterproofed basement walls, with new weeping tiles
- 8" baseboards
- 8" crown mouldings on main floor
- 9 foot ceilings on main, 8 foot ceilings in basement
- 70 pot lights
- Exterior custom pot lights & coach lights
- New 4"by ¾" red oak floors sanded and stained on site
- Central air, electronic air cleaner, & humidifier
- Central vacuum & accessories
- Cast stone gas fireplace
- Coffered ceilings in living room & master bedroom
- New ¾" water line to street
- Alarm system, with rough in for exterior cameras
- 400 square foot cedar deck, with built-in flower boxes
- Marble ensuite, with Neptune corner air tub, glass enclosed shower, with body sprays & rain head
- Roughed in for built-in speakers and wet bar in basement
- Kitchen features granite counters, with breakfast bar, marble backsplash, wine rack, & crown mouldings
- 6 burner pro gas Kitchenaid cook top, built-in oven, & convection microwave, built-in dishwasher, built-in side by side Kitchenaid fridge, with water dispenser, all stainless steel
- Top-of-the-line front load washer & dryer on second floor
- Professionally landscaped, with armour stones & interlocking stone walkway
- New asphalt driveway, with soldier courses



EXCEEDING EXPECTATIONS

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This home is a magnificent, rebuilt stone residence that features 4-large-bedrooms and 3½-bathrooms. Exceptional attention to detail and quality finishes create a privileged ambience.



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A stunning state of the art kitchen, with granite counters and built-in stainless steel appliances, opens to a cozy main floor family room, with a double door walkout to a large cedar deck. Stylish designer baths feature top of the line fixtures. Extra high lower level features oversized windows for loads of natural light.

