

# THIRTY-ONE GARDENVALE ROAD

Kingsway Area Elegance



This residence is conveniently located just steps from some of The Kingsway's best shopping and dining destinations. Also nearby are some of the best schools in Toronto West. The subway is just steps away too.

This residence is offered for sale at \$1.1million.

LOT SIZE: 50 x 120 FEET

## EXTRAS

- Chateau roof (30Year)
- Stone and stucco exterior with architectural detailing
- Professionally landscaped gardens
- Goodman's hi efficiency furnace
- Humidifier
- Electronic Air Cleaner
- Central Vac
- Central Air
- 200 Amp with circuit breakers
- Pre-wired for cable and phone
- New ¼ copper service from street
- New Drains
- Garage door opener & remote
- LG Fridge with water dispenser
- Nuline fridge drawers
- Bosch built-in dishwasher
- Frigidaire Pro Gas stove & convection oven
- Kitchenaid microwave
- Limestone foyer
- Granite kitchen counters
- Granite family room fireplace
- Marcon cherry with chamois stain kitchen
- Designer fixtures throughout

## EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker  
Royal LePage Real Estate Services Ltd., Brokerage  
W: 416 236 1871 C: 416 919 1738  
ddalinda@DalindaTeam.com



This is not intended to solicit clients that are under contract with a broker. 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 regrettably it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © Dalinda Team.

# THIRTY-ONE GARDENVALE ROAD

Kingsway Area Elegance



Breathtaking is the word that best describes 31 Gardenvale Road, which is a brand new, custom-built 3,000 square foot executive residence. From the moment you step in, you will appreciate the uncompromising attention to detail in every room.

## EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker  
Royal LePage Real Estate Services Ltd., Brokerage  
W: 416 236 1871 C: 416 919 1738  
ddalinda@DalindaTeam.com





This luxurious residence features 4-bedrooms, 4-baths, plus a main floor family room and a den. Inspired designer features are throughout, including a state of the art cherry wood kitchen, with granite counters, which opens to a family room and onto a 27-foot deck, which overlooks private gardens. Other features include an absolutely stunning, spa-like, master ensuite, and a dramatic vaulted and sky lit foyer. Exceptional quality and finishes are throughout this magnificent property.



### FLOOR PLAN

Total above ground floor area = 3000 sq ft

(9'1" = Ground Floor Ceiling Height

(8'2" = 2<sup>nd</sup> Floor Ceiling Height

No warranty is made or implied as to the accuracy of the information contained herein.

