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CRANBROOKE AVENUE



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BROKER | CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE



The moment you step into this fully updated exceptionally renovated North Toronto home featuring 2000+ square feet of living space with 4 +1 bedrooms, 3 baths, 1 wood-burning fireplace, and ideal eat-in kitchen, you will realize just how special this offering is. Steps to John Wanless PS in the heart of a vibrant community.

Walk through the inviting main-floor foyer and enter into a bright and spacious living room featuring a cozy wood-burning fireplace, large picture window and solid hardwood floors. Continue through the large entryway in to the formal dining area featuring solid hardwood floors, large west-facing picture window and beautiful trim work. Step through to the spacious contemporary, renovated kitchen featuring Caesarstone Quartz counters and kitchen Island, hardwood flooring, tiled backsplash and sleek stainless steel appliances. This stunning kitchen with breakfast island overlooks the home's large deck and landscaped back yard – the ideal backdrop for unwinding and entertaining! The main floor also features a convenient powder room.

Retreat upstairs to the serene, master bedroom oasis featuring hardwood floors and wall-to-wall closets. This second floor also features three additional well-proportioned bedrooms with hardwood flooring and ample closet space.

There is no lack of storage space on the upper level with, not only a linen closet and additional hallway closet space, but an incredible attic that provides 640 square feet of storage – all which is easily accessible through handy, built-in pull-down stairs!

The basement was recently significantly lowered to offer a huge family room area, complete with guest room (can be used as a nanny suite or even an office), built-in Murphy bed and large bathroom featuring a steam shower. The basement, which has 8-foot ceilings, also features a bright and inviting laundry space. Heated floors throughout and oversized west-facing windows make this space feel warm and light-filled.

A rare opportunity to own this fully updated and extensively renovated, open and inviting home, just steps from John Wanless PS, parks, shops/cafes & TTC. Be in the heart of it all – minutes to Yonge Street, this home comes loaded with both charm and intelligent design. This would be the perfect city home for a growing family. Included is an oversized garage that can easily fit one-and-a-half cars with additional space on the private drive for two more cars.

BEDFORD PARK NEIGHBOURHOOD FEATURES INCLUDE:

- Perfectly situated in desirable Bedford Park and steps to highly coveted John Wanless School
- Centrally located with access to the 401, excellent public transportation on TTC Yonge subway line, as well as TTC buses to reach downtown Toronto or other surrounding municipalities
- Minutes to an incredible selection of top-rated boutique shops, exciting restaurants, and cozy cafes
- Become part of an excellent community within walking distance to schools, trails, and parks
- This child-friendly, high demand neighbourhood is steps to the Fairlawn Neighbourhood Centre (featuring a wide array of music, fitness, arts & drama programming for families), Kidville (featuring exciting, creative and fun classes/programs designed by early childhood development specialists), Just Ducky (with an extremely popular martial arts program for children), Freehand School of Art, and Tandem Dance Studio...just to name a few
- Top-rated schools (according to annual Fraser Institute School report cards)
 - John Wanless – <http://www.tdsb.on.ca/FindYour/Schools.aspx?schno=5308>
 - Lawrence Park Collegiate - <http://schoolweb.tdsb.on.ca/lawrenceparkci/Home.aspx>
- Close proximity to the Cricket Club & Granite Club





MAIN FLOOR

ENTRY

- » New solid hardwood flooring
- » Wall sconces on east & west walls
- » 2 leaded glass windows on east wall
- » Custom built hardwood hallway closet
- » Wall hooks on east wall

POWDER ROOM

- » New solid hardwood flooring
- » Kohler toilet
- » Vanity with cabinets and beveled oval mirror
- » Wall light fixture
- » Custom window coverings

LIVING ROOM

- » New solid hardwood flooring
- » Wood burning fireplace with mantle & tiled hearth
- » Wall sconces flank fireplace
- » Crown moulding
- » 2 leaded stained glass windows on west wall
- » Large south-facing windows
- » Pot lights throughout
- » Wide walk through to formal dining room
- » Custom window coverings (sellers to provide replacement coverings prior to closing)

DINING ROOM

- » New solid hardwood flooring
- » Plate rail
- » Overhead dining room light fixture
- » Large west-facing window
- » Custom window coverings (sellers to provide replacement coverings prior to closing)

KITCHEN & BREAKFAST ROOM

- » New solid hardwood flooring
- » Bright eat-in kitchen with French doors leading to backyard & deck
- » Caesarstone Quartz counters throughout
- » Custom cabinetry with anti-slam drawers
- » Undermount lighting
- » Tiled backsplash
- » Kitchen island with cabinetry and Caesarstone Quartz counters
- » Undermount double stainless steel sink
- » Stainless steel appliances including:
 - o Kitchen Aid double door fridge and bottom freezer
 - o Kitchen Aid 4-burner gas range and convection oven
 - o Bosch built-in microwave
 - o New Samsung built-in dishwasher
- » Overhead kitchen island light fixture
- » West-facing window
- » East-facing window
- » North-facing window
- » Custom window coverings
- » Intelligently designed kitchen side cabinetry ideal for additional counter-top appliances
- » Walk out to landscaped back yard with oversized deck and gas hook-up for BBQ – ideal for entertaining

SECOND LEVEL

- » Completely rebuilt stairs from main to second level
- » Berber carpet runner
- » New solid hardwood floors
- » 6 wall sconces upstairs

MASTER BEDROOM

- » New solid hardwood floors
- » 2 west-facing windows with window coverings
- » 2 generous wall-to-wall double closets includes built-ins
- » Overhead light fixture
- » Custom window treatments

2nd BEDROOM (adjacent to main bathroom)

- » New solid hardwood floors
- » North-facing window
- » Overhead light fixture
- » Large closet

3rd BEDROOM (with south-facing window & west wall)

- » New solid hardwood floors
- » South-facing window
- » 2 wall light fixtures
- » Overhead bedroom light fixture
- » Custom hardwood closet with built-in hanging rods and hook

MAIN BATHROOM

- » Tiled flooring
- » Stand alone shower
- » Jet bathtub
- » Kohler pedestal sink
- » Kohler toilet
- » Built-in medicine cabinet (two)
- » Wall light fixture
- » Bead trim work
- » Pot lights throughout

4th BEDROOM (with south-facing window and adjacent to linen closet)

- » New solid hardwood floors
- » South-facing window
- » Overhead bedroom light fixture
- » Built in corner shelving

ATTIC LEVEL

- » Spray foamed entire attic around the joists so that you can walk on it
- » 640 square feet of storage is easily accessible through pull-down stairs leading to attic





LOWER LEVEL

BASEMENT

- » Incredible dug-down basement featuring plenty of light with oversized west-facing windows and tons of storage
- » Ceiling height is 8 feet
- » Heated floors throughout lower level – hydronic (i.e. runs off water heater) in-floor heating
- » Berber flooring
- » Furnace Humidifier 2005
- » Air conditioner 2010
- » Water heater acts as boiler as well as a domestic 2008
- » Full waterproofing in recently under-pinned basement (basement waterproofed from the inside)

Nanny/Guest Suite:

- » Berber flooring
- » Built-in Murphy bed
- » Built-in closets
- » Large west-facing window

Bathroom:

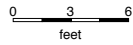
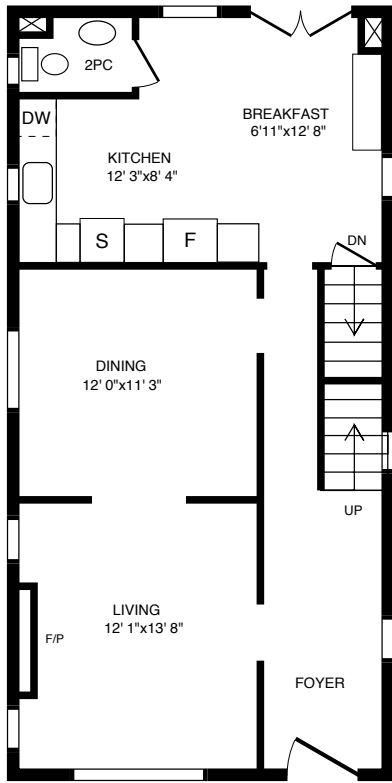
- » Tile flooring
- » Spacious spa-inspired 3-piece bathroom
- » Steam shower

Laundry & Utility Room:

- » Tile flooring
- » Owned water heater
- » Stacked LG washer and dryer
- » Convenient counter, shelving and sink in laundry area
- » Small white Danby fridge
- » Convenient space for deep freezer

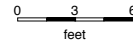
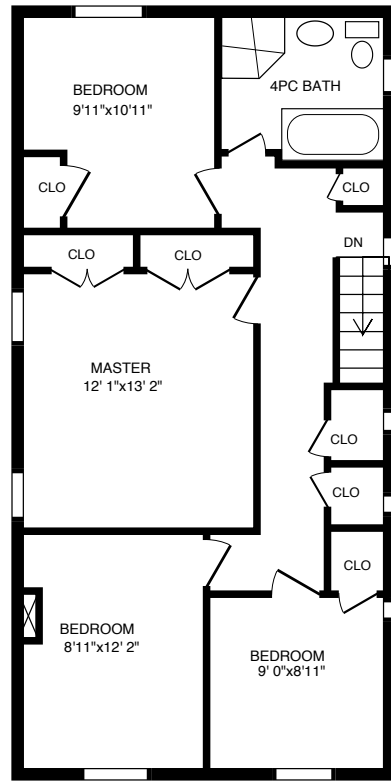


FLOOR PLANS



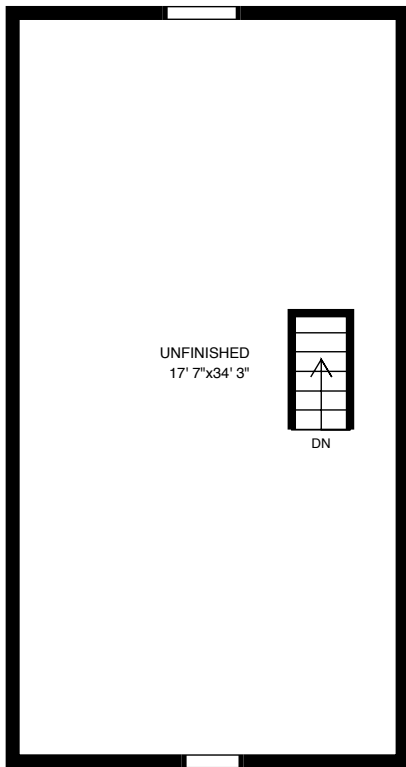
Main floor

Usable Floor Area: 770 sq. ft



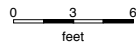
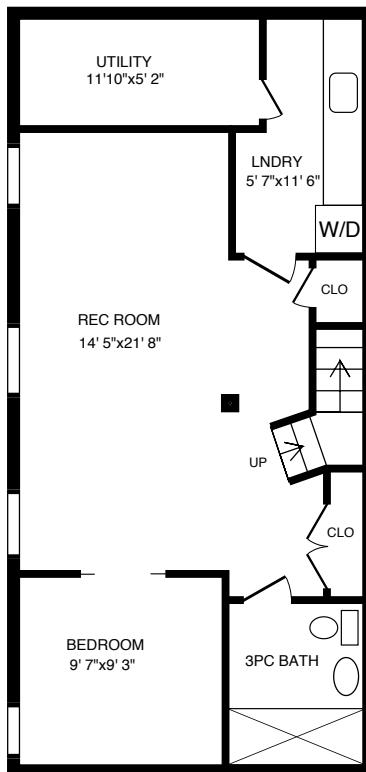
2nd floor

Usable Floor Area: 770 sq. ft



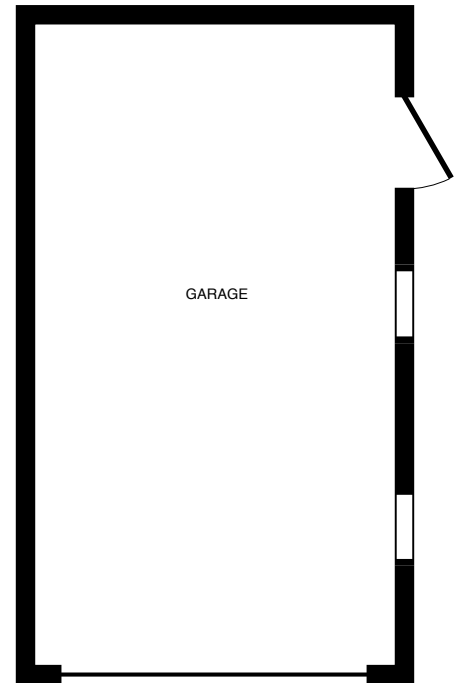
Attic

Usable Floor Area: 640 sq. ft



Basement

Usable Floor Area: 680 sq. ft



Garage

Usable Floor Area: 280 sq. ft



ADDITIONAL INFORMATION

FRONT YARD AND BACK YARD

- » Professionally landscaped in front yard and back yard featuring gorgeous Frontenac stone
- » Large upper deck for entertaining and gas hook-up for BBQ
- » In-ground irrigation system
- » Second deck in side yard (ground level)

PARKING

- » Private drive off Greer
- » 1.5 parking spaces in oversized detached garage
- » 2 additional cars can park in private driveway

OTHER FEATURES

- » Significant waste piping improvements have been made inside the home:
 - o Drains done to the curb within the last 6 years
 - o Backflow preventor
- » Water line replaced from house to city (no issues when lead tested)
- » Main water supply line from the street has been upgraded to ¾ inches

CLOSING

- » To be arranged / 30-60 days

INCLUSIONS

- » Stainless steel appliances including:
 - o Kitchen Aid double door fridge & bottom freezer
 - o Kitchen Aid 4-burner gas range and convection oven
 - o Bosch built-in microwave
 - o Samsung built-in dishwasher
- » Stacked white LG washer and dryer in lower level laundry room
- » Small white Danby fridge in lower level laundry room
- » Nest Thermostat
- » All electric light fixtures
- » All custom window treatments
- » TV in lower level family room
- » HVAC
- » Custom built hardwood hallway closet

EXCLUSIONS

- » Existing living and dining room window coverings (sellers to provide replacement coverings prior to closing)
- » Second bedroom window coverings

RENTAL

- » None



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Vice Chairman's Award 2012-2014 President's Award 2008-2011

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