



7 CARDIFF ROAD





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The moment you step into this exceptionally upgraded North Toronto home featuring a total of 2,400+ square feet of living space (including below grade) with 3+1 bedrooms, 2 baths, 3 fireplaces, and ideal combination kitchen & family room, you will realize just how special this offering is.

Walk through the inviting main-floor foyer and enter into a bright and spacious living room featuring a decorative fireplace, large picture window and hardwood floors. Continue through the double entryway in to the dining area featuring hardwood floors, beautiful ceiling mouldings and plate rail. Step through to the spacious contemporary, open-concept, stunning loft-like family room with gas fireplace – the ideal backdrop for unwinding and entertaining!

The expansive family room with French doors to the backyard overlooks a sun-drenched breakfast area that boasts a second set of double French doors with expansive floor-to-ceiling windows that showcase the home's beautifully landscaped back yard. The recently renovated kitchen features Caesarstone counters, hardwood flooring, tiled marble backsplash and new stainless steel appliances.

Retreat upstairs to the serene, master bedroom that features a large picture window and closet. This second floor also features two additional well-proportioned bedrooms with ample closet space as well as a full bathroom.

The finished basement with separate side entrance can be used as a nanny suite with ample walk-in closet space, and a 3-piece bath adjacent to the room. The basement also features a huge recreation room with fireplace and access to a fantastic workshop, as well as a separate bright and inviting laundry space.

A rare opportunity to own this updated, open and inviting home, just steps from parks, shops/cafes & TTC. Be in the heart of it all - minutes to Mount Pleasant Road & Bayview Avenue, this home comes loaded with both charm and intelligent design. This would be the perfect city home for a young couple or growing family. Included is one parking space in front (not a legal pad) and an additional space for a second car in the rear of the property.



MAIN LEVEL

ENTRY

- Hardwood flooring
- Charming stain glass window
- Full closet

LIVING ROOM

- Hardwood floors
- Ceiling moulding
- Decorative fireplace
- Wall sconces
- West-facing window
- California shutters

DINING ROOM

- Hardwood floors
- Wall moulding
- Ceiling moulding
- Overhead light fixture
- Double French doors to family room

FAMILY ROOM

- Hardwood floors
- Gas fireplace
- Pot lights throughout
- Fan lighting
- Custom window treatments
- Walk out to back yard
- Combined with kitchen & breakfast room

KITCHEN & BREAKFAST ROOM

- Hardwood floors
- Pot lights throughout
- Window treatments
- Cozy eat-in area overlooks private back yard
- Loads of pantry space throughout family kitchen

- Appliances
(all purchased in the Fall of 2011):
 - Stainless steel Gaggenau gas cooktop
 - Stainless steel KitchenAid convection oven
 - Stainless steel KitchenAid microwave
 - White Bosch double door fridge with water & ice dispenser
 - White Kenmore Elite built-in dishwasher

- Custom marble tile backsplash
- Upgraded cabinets and new hardware with Caesarstone counters
- Breakfast area features ample pantry storage and decorative glass cabinets
- Walk out to private back yard

SECOND LEVEL

MASTER BEDROOM

- Hardwood flooring
- Serene west-facing master bedroom
- Wall sconces
- Ceiling light fixture
- Affixed rectangular mirror

2nd BEDROOM

- Hardwood flooring
- Walk-out to roof
- Closet
- Ceiling light fixture

MAIN BATHROOM

- 4-piece bath

3rd BEDROOM

- Hardwood flooring
- West-facing window
- Closet
- Ceiling light fixture

BASEMENT

- Finished basement renovated 2012
- Separate side entrance to house

Recreation Room:

- Wood flooring
- Fireplace
- Workshop

Nanny suite:

- Broadloom
- Huge walk-in closet
- 3-piece ensuite bathroom just outside room

Laundry & utility room

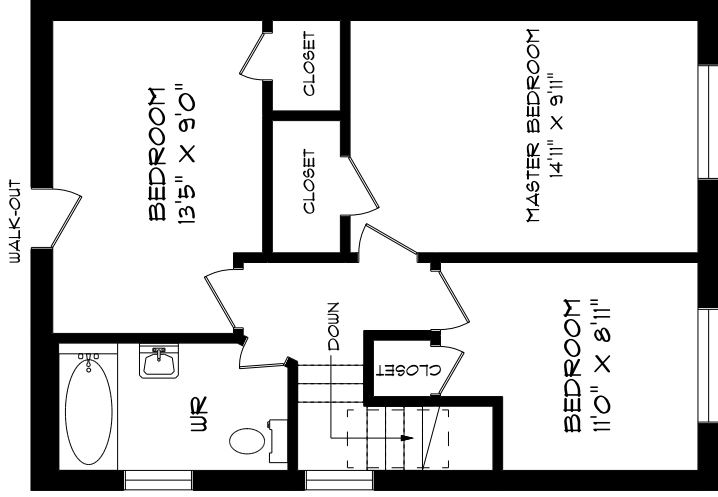
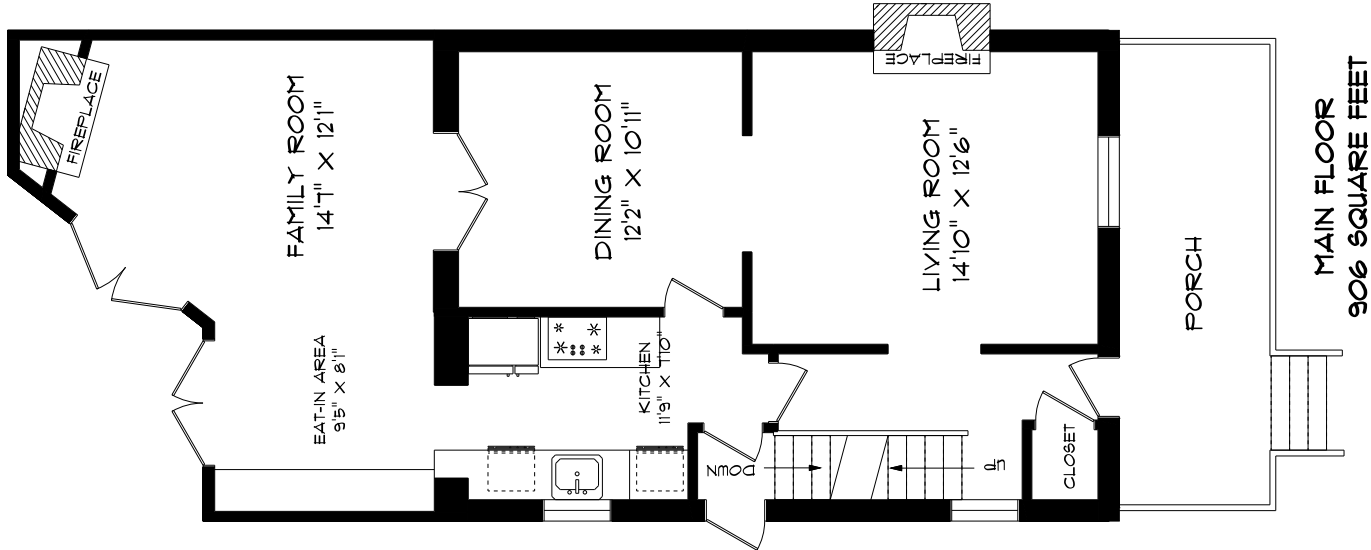
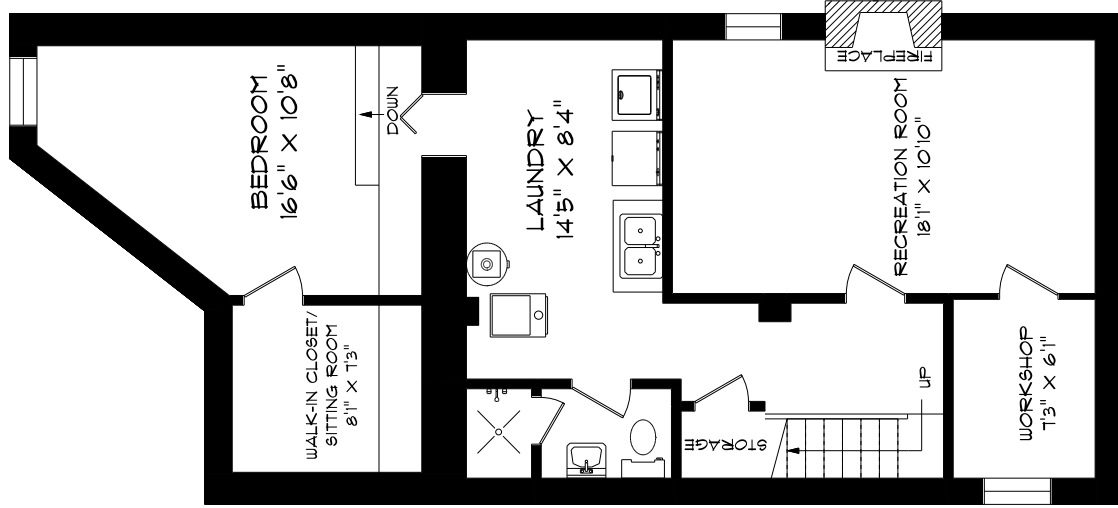
- Upgraded vinyl flooring
- Owned water heater
- Front-loading Whirlpool Duet washer and dryer (2012)
- Convenient counter, shelving and double sink in laundry area

BACKYARD

- Deck for entertaining
- Natural gas BBQ hook-up

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CARDIFF ROAD FLOOR PLANS





ADDITIONAL INFORMATION

NORTH TORONTO NEIGHBOURHOOD FEATURES INCLUDE:

- Highly desirable North Toronto
- 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 minutes to the Mount Pleasant Public Library (featuring a wide array of programming for families), Kidnasium (featuring structured lessons that will enhance listening skills in a fun and interactive program for children), Pawsitively Pets (specializing in all things animals and kids), Chess 'n Math (Canada's biggest and most trusted chess and math provider)...just to name a few
- Top-rated schools (according to annual Fraser Institute School report cards)
 - Eglinton Junior Public School – <http://schoolweb.tdsb.on.ca/eglinton/Home.aspx>
 - Hodgson Senior Public School – <http://schoolweb.tdsb.on.ca/hodgson/Home.aspx>
 - Northern Secondary School – <http://northern-secondary.com/Joomla/>
- Close proximity to the Granite Club

7 CARDIFF RD GENERAL PROPERTY COMMENTS

- 1,500+ square feet of above-grade well-designed space plus a 900+ square foot finished basement with separate entry featuring a live-in nanny suite
- Updates to the property include:
 - Interior painting (2014)
 - Basement renovation (2012)
 - Chimney cleaning (2012)
 - Kitchen renovation (2011)
 - New furnace (2008)
 - Second bedroom – exterior door to walkout (2007)
 - Slope roof and flat roof (2006)
 - Independent split-system air conditioner (2005)
 - Upgraded water connection from the city to the house

PARKING

- Front pad parking (not legal - see Schedule B)
- 1 parking space at rear of property

CLOSING

- To be arranged / 30 days

INCLUSIONS

- Kitchen appliances
 - Stainless steel Gaggenau gas cooktop
 - Stainless steel KitchenAid convection oven
 - Stainless steel KitchenAid microwave
 - White Bosch double door fridge with water & ice dispenser
 - White Kenmore Elite built-in dishwasher
- All electric light fixtures
- All custom window treatments including California shutters, blinds & drapes
- All parts of furnace and air conditioner
- Front-loading Whirlpool Duet washer and dryer in basement
- Shed in back yard

EXCLUSIONS

- Window shears in master bedroom



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MARIAN KERIAKOS

MBA, CFA, Broker CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

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

Cell: 416.315.2565 Office: 416.925.9191

www.mariankeriakos.com mariankeriakos@chestnutpark.com

