
APPLIANCES

KITCHEN-AID STAINLESS STEEL FRIDGE WITH INTERIOR WATER DISPENSER AND ICE MAKER

Model Number: KRFC300ESS
Specs: 36-Inch Width, Counter Depth

[http://www.kitchenaid.ca/en_CA/shop/-\[KRFC300ESS\]-2104707/KRFC300ESS/](http://www.kitchenaid.ca/en_CA/shop/-[KRFC300ESS]-2104707/KRFC300ESS/)

KITCHEN-AID 5-BURNER GAS CONVECTION FRONT STAINLESS STEEL STOVE

Model Number: KSGG700ESS
Specs: 30-Inch Wide

[http://www.kitchenaid.ca/en_CA/shop/-\[KSGG700ESS\]-2104711/KSGG700ESS/](http://www.kitchenaid.ca/en_CA/shop/-[KSGG700ESS]-2104711/KSGG700ESS/)

KITCHEN-AID STAINLESS STEEL DISHWASHER WITH THIRD RACK AND PRO-SCRUB OPTION

Model Number: KDTE204ESS
Specs: 24-Inch Wide, 46 dBA, 40 Spray Jets

[http://www.kitchenaid.com/shop/-\[KDTE204ESS\]-408524/KDTE204ESS/](http://www.kitchenaid.com/shop/-[KDTE204ESS]-408524/KDTE204ESS/)



KITCHEN FEATURES

- Custom wall-to-wall multi-toned cabinetry with glass uppers and soft close cupboards & drawers
 - High-end stainless steel appliances
 - Pantry, breakfast bar, microwave cabinet and exterior wine rack
 - Princess White quartzite natural stone countertop with waterfall
 - Dimmer lighting USB ports in electrical outlets
 - Custom mirror backsplash
 - InstaPure faucet filter system
 - Roughed-in light valance
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FINISHING FEATURES

- Parged basement walls (interior and exterior 3' 9") to prevent water seepage
- Sound-proofed party wall to prevent noise transmission
- Separated attic space to prevent noise transmission
- Gas line in backyard
- Newly landscaped: backyard oasis, stone work, deck and fence
- Brand new ¾" copper water line (city side to be replaced)
- Modern Italian vanities and high-end faucets/accessories
- Glass-encased bath and stairs
- LED potlights and lighting throughout with dimmer switch control
- USB ports in electrical outlets
- New windows in mudroom, basement and back bedroom
- Newer roof (within last 2 years), inspected within last 2 months
- New furnace, HWT (Eco Star Home Services Co. rental), plumbing, HVAC, 100 amp electrical
- Brand new DaVinci Bevelled Manor siding on mudroom extension
- Mudroom/basement storage and laundry room
- Hand-scraped engineered hardwood
- Modern high-end Italian flooring and tiles throughout



NEIGHBOURHOOD DESCRIPTION

Welcome to Riverdale, the gateway to Toronto's east-end neighbourhoods. It is a large and diverse community that is especially well known for its colourful shopping districts and Victorian homes. This is a high density urban neighbourhood that is also blessed with an abundance of parkland where one can escape the hustle and bustle of big city living.

Riverdale Park is a 2 minute walk from this lovely home, which is one of the largest green spaces in the city. Its steep hills are a favorite for tobogganers and offers one of the best views of the city skyline. It also features two ball diamonds, three multipurpose sports fields, a running track, seven tennis courts, an artificial outdoor ice rink and ball hockey pad, a picnic area and a children's playground. A naturalized area at the north end of the park has many recreational trails ideal for walking. Located at the north entrance to the park on Broadview Avenue is the Riverdale Park East Outdoor Pool. A dog park is currently being built.

Withrow Park is also only 5 minutes away, and is a neighborhood hub and meeting place with a popular farmer's market. It is an 8 hectare park on Logan Avenue just south of Danforth Avenue featuring two ball diamonds, a multipurpose sports field, two outdoor tennis courts, a volleyball court, a dog off-leash area, a wading pool and a children's playground and an outdoor artificial ice rink.

Located in Withrow School District, this property allows for its residents to attend top-ranked schools in the community. It also offers convenient access to transit, whether it be a 3 minute drive to the DVP, a 1 minute walk to the nearest transit stop, or less than a 10 minute walk to Broadview Station.

Sandwiched between China Town and Greek Town, close to up-and-coming Leslieville and only 10 minutes away from the heart of downtown, you are only steps away from shops, restaurants, bars, summer festivals and ample entertainment.

Safety has been kept in mind with the nearest fire station, police station and hospital less than a mile away. Less than 1 km to your local grocery store, gas station, pharmacy and gym, convenience is at your fingertips and has attracted many families to this popular neighbourhood.

HOME DESCRIPTION

Situated on a private and quiet cul-de-sac in the heart of Riverdale, this newly renovated 3 bedroom, 3 bathroom has been completely gutted and extensively improved upon.

This home features exposed brick walls and engineered hardwood flooring throughout. Its custom galley kitchen comes complete with quartzite natural stone countertop, stainless steel appliances, pantry, breakfast bar and custom mirror backsplash. The kitchen opens to a combined dining and living area with the original wood-burning fireplace and custom built-in wall unit.

Retreat to the second floor, graciously appointed with three bedrooms and a rear-facing balcony. The common bathroom is enhanced with high end finishes, including a geometric 3D embossed accent bathtub wall.

The finished basement includes a functional laundry room with folding space, 3-piece bathroom with white spa finishes, additional storage space, office nook and rec area for the perfect children's play area.

The freshly landscaped backyard comes complete with an off-laneway parking pad and large deck with BBQ gas line for summer entertaining.



FINISH SPECS

MUDROOM/POWDER ROOM

12 X 24 Evo-Q Dark Grey Lappato
Code: 635Y9R Matte
Code: H305Y9R Matte

MAIN BATHROOM – FLOORS/WALL

12 x 24 More Bianco Natural
Code: MO00617 Polished
Code: MO00612 Matte

MAIN BATHROOM – ACCENT WALL

12 x 24 More Design Bianco Natural
Code: MO00648

BSMT BATH - FLOORS

12 x 24 Statuario Polished Marble

BSMT BATH – SHOWER FLOORS

12 x 12 Carrara Marble
Name: Onix Hex 2002924



Electrical: ESA 15619039
Interior alterations: 17 192112 BLD00
Drain/site service: 17192112 DRN00
Plumbing: 17 192112 PLB00

SUPPLIERS

- Tile: Centura Tile
- Hardwood: Floors Direct Toronto
- Paint: Sherwin Williams
 - Walls: Extra White Quali-Kote Interior Flat Finish
 - Trim: CC30 Semi-Gloss
 - Exterior Grey: Behr Premium Plus Exterior Satin Base 9340 Colour N510-6 Orion Grey
 - Exterior Black: Black Tremclad Rust Paint Revive and Protect, Water Based
- Kitchen: Raywal Kitchens
- Kitchen Appliances: Kitchenaid
- Laundry Appliances: Samsung
- Vanities: Vatero Kitchen and Bath
 - Powder Room: Zimmer Rome 25" standing vanity
 - Master Bath: Zimmer Florence 47" standing vanity
 - Basement Bath: Zimmer Trento 28" floating vanity
- Lighting:
 - Master Bed – 60W Standard E26 Base
 - Bulbs from Paul Wolf in Toronto, Code #A195500
 - "Luminiz" Integrated LED bulb
 - E26 Base 5000K Brightness
 - Other Beds – 60W E12 Base
 - Bulbs from Paul Wolf in Toronto, Code #CA10134-C-CWC
 - "Luminiz" Candelabra bulb
 - E12 Base 6500K Brightness 450 Lumens
 - Main Bath – 100W Standard E26 Base (T-Style Bulb)
 - Bulbs from Living Lighting in Pickering, Code # DVILT10S27C3
 - "Railroad Track" Dominion ventures T10 LED bulb
 - E26 Base 3W/120V 2700K Brightness 250 Lumens

HARDWOOD/LAMINATE

Harwood: 6 x 9/16 Handscraped Antikkwood Driftwood Engineered
Laminate: 12mm Draan Shadow

WASHER/DRYER

SAMSUNG STAINLESS STEEL SELF-CLEAN/STEAM FRONT LOADERS

Model Number: WF45M5500AP/ DVE45M5500P

Specs: 5.2 Cu. Ft./7.2 Cu. Ft.

<http://www.samsung.com/ca/washing-machines/washer-wf45m5500ap/>

