

35 NANTON AVENUE

Property Details

Taxes:	\$17,782.85 (2023)
Lot Size:	40 X 150 foot
Square Footage:	4,345 square feet (+1,668 square feet in the lower level)
Closing Date:	60 / 90 days / to be determined
Parking:	Private circular driveway

Inclusions: Thermador appliances: paneled side-by-side fridge and freezer, six-burner gas cooktop, extraction fan with custom hood, convection wall oven and microwave, dishwasher and wine column; LG washer and dryer; Epson projector and screen in Media Room; all electrical light fixtures; all broadloom where laid; all blinds and sheers; built-in speakers.

Exclusions: Any and all artwork; all household and outdoor furniture; all audio-visual equipment (except as noted under inclusions).

Pertinent Details:

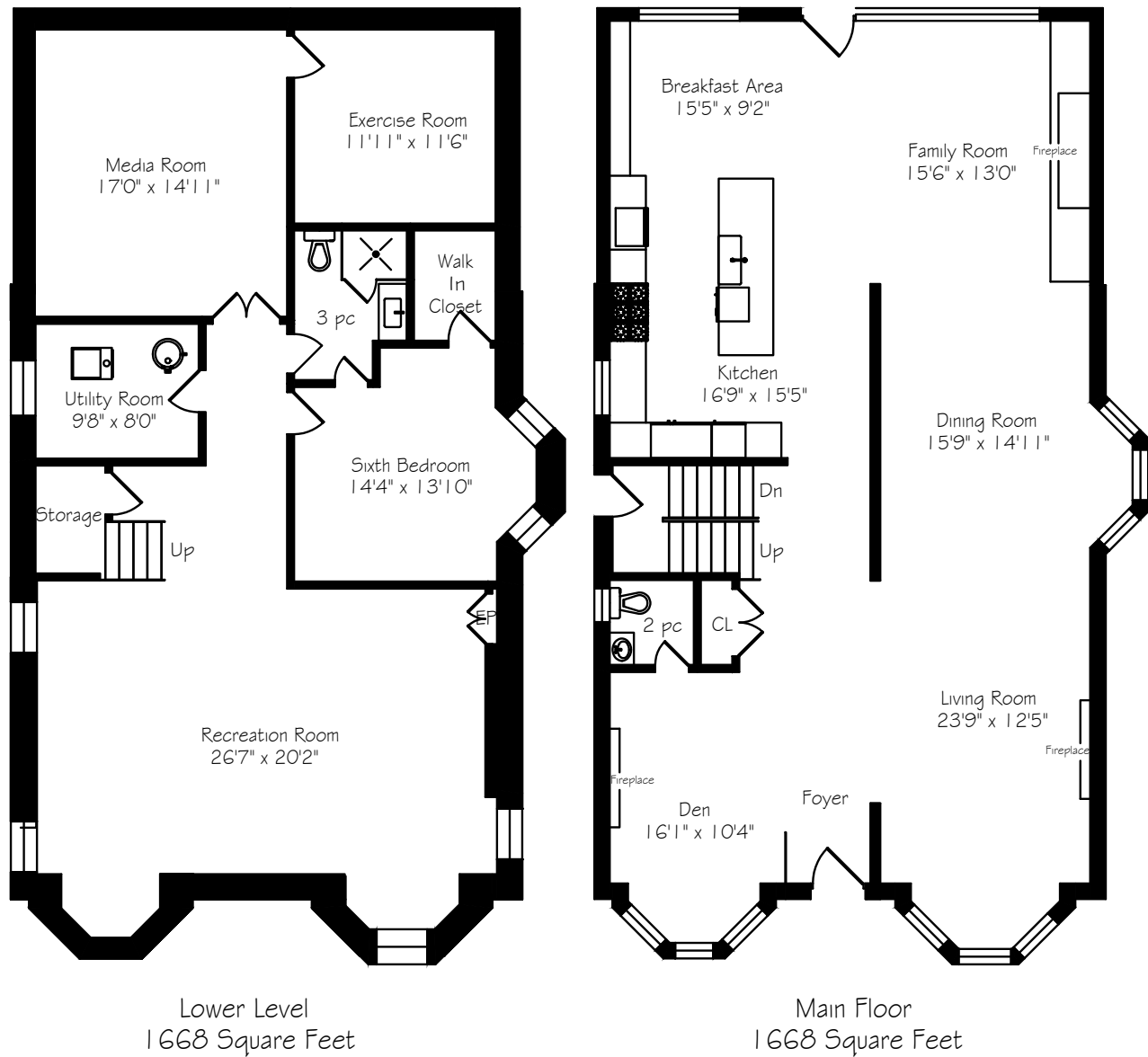
- Completely renovated back to the brick with major addition (completed 2023)
- White Oak hardwood flooring throughout the house
- Lepage Millwork windows throughout
- Hidden built-in speakers
- Fully landscaped by Christine's Touch; fenced-in back garden with deck and gorgeous garden shed
- Circular front driveway
- Electrical rough-in for electric car charger and hot tub

Smart Home and Security Features:

- Whole house Wi-Fi and secure firewall
- Four security cameras
- Lutron lighting control system
- Lutron automated shades / drapes in primary bedroom and ensuite bathroom
- Voice activation for: lighting, shades and fireplaces
- Wired alarm system

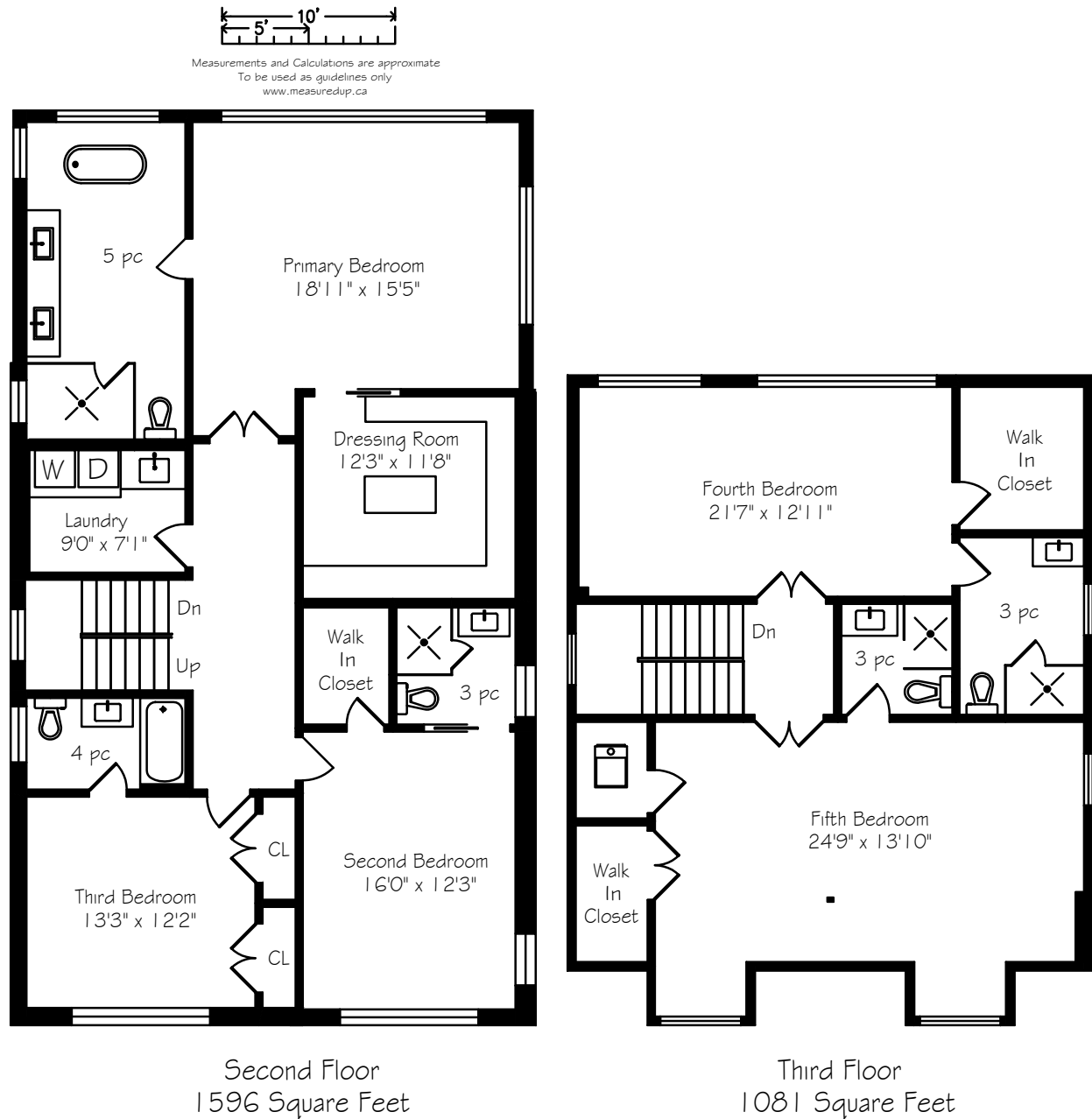
Mechanicals:

- Two Daikin forced air natural gas furnaces
- General Aire humidifier
- Bradford White hot water tank (rental - 75 gallon)
- 200 amp electrical service



For more information regarding this property, please contact Christian, Paul at (416) 960-9995

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MAIN FLOOR

Foyer with restored front entry door with fixed double glass pane, marble tile flooring, opaque glass privacy wall and double closet

Living Room with open gas fireplace (can be voice activated) with marble surround and open to the dining room, built-in invisible ceiling speakers, bay window and recessed LED lighting

Open concept **Dining Room** with bay window two Foscarini pendant light fixtures and recessed LED lighting

Cook's dream **Kitchen** with elongated centre island, can easily seat five, (with porcelain countertop and waterfall edge, soft closing drawers, double stainless-steel sink and breakfast bar). Thermador suite of appliances including paneled side-by-side fridge (36") and freezer (24"), six burner gas cooktop, extraction fan with custom hood, convection wall oven and microwave, dishwasher and wine column; pantry with pullouts, appliance garage, coordinating porcelain tile backsplash and recessed LED lighting. Combined with the Kitchen is the Breakfast Area with large window overlooking the back garden and wall-to-wall custom cabinetry

Family Room with built-in wall unit with gas fireplace (can be voice activated), floating marble shelf and walnut veneer detail, built-in 5.1 invisible ceiling speakers with surround sound, recessed LED lighting, massive double pane window with glass garden door and walkout to deck and back garden

The front **Den / Home Office** features an open gas fireplace (can be voice activated) with marble surround, large bay window and recessed LED lighting

Powder Room with heated marble tile flooring, floating vanity with marble countertop and backsplash, surface mounted sink and wall mounted faucet, mirror, dual flush toilet, window and recessed LED lighting

Conveniently located side entry door with glass insert and marble tile flooring

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SECOND FLOOR

White Oak risers and treads and glass balustrades and window on landing

Primary Bedroom features a large walk-in closet / dressing room (with pocket door, custom organizers and centre island - all with soft closing drawers), wall-to-wall windows overlooking the back garden, a clerestory window with windows with automated blinds and sheers (can be voice activated). Recessed LED lighting

Five-piece Primary Ensuite Bathroom includes heated marble tile flooring, floating double vanity with marble countertop and backsplash, two undermounted sinks and wall mounted faucets, large mirror, floating soaker tub by Oceana, walk-in shower (with zero threshold entry, linear drain, large rain showerhead, full body jets, handheld wand, marble tile surround and glass enclosure), dual flush toilet, two windows with automated blinds, Artemide pendant light fixture and recessed LED lighting

Second Bedroom with walk-in closet, large window and recessed LED lighting. **Three-piece Ensuite Bathroom** with pocket door, heated concrete-look porcelain tile flooring, floating vanity with quartz countertop and undermounted sink, mirror, walk-in shower (with rain showerhead and adjustable wand, porcelain tile surround and glass enclosure), window and recessed LED lighting

Third Bedroom with two double closets, large window and recessed LED lighting. **Four-piece Ensuite Bathroom** with heated porcelain tile flooring, floating vanity with quartz countertop and undermounted sink, mirror, soaker tub + shower combination (with rain showerhead, handheld wand and penny tile surround), dual flush toilet, large window and recessed LED lighting

Laundry Room with custom cabinetry, quartz folding countertop, front loading LG washer and dryer and stainless-steel sink

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THIRD FLOOR

White Oak risers and treads and glass balustrades, window on landing

Fourth Bedroom includes double entry doors, large walk-in closet with organizers and two large windows with treetop views. **Three-piece Ensuite Bathroom** with heated oversized concrete-look porcelain slab flooring, floating vanity with quartz countertop and undermounted sink, mirror, walk-in shower (with rain showerhead, porcelain tile surround and glass enclosure), window and recessed LED lighting

Fifth Bedroom with double entry doors, walk-in closet, recessed LED lighting, two dormer windows and a side window, slanted ceiling and two Artemide wall sconces. **Three-piece Ensuite Bathroom** with heated oversized concrete-look porcelain slab flooring, floating vanity with quartz countertop and undermounted sink, mirror, walk-in shower (with rain showerhead and adjustable wand, porcelain tile surround and glass enclosure) and recessed LED lighting

Nanny's Bedroom with walk-in closet, two windows and recessed LED lighting. **Three-piece Semi-Ensuite Bathroom** with heated oversized porcelain tile flooring, floating vanity with undermounted sink, quartz countertop, walk-in shower (with rain showerhead, adjustable shower wand, subway tile surround and glass enclosure), dual flush toilet, mirror and recessed LED lighting

LOWER LEVEL

Sumptuous broadloom throughout, glass balustrades and storage under the stairs

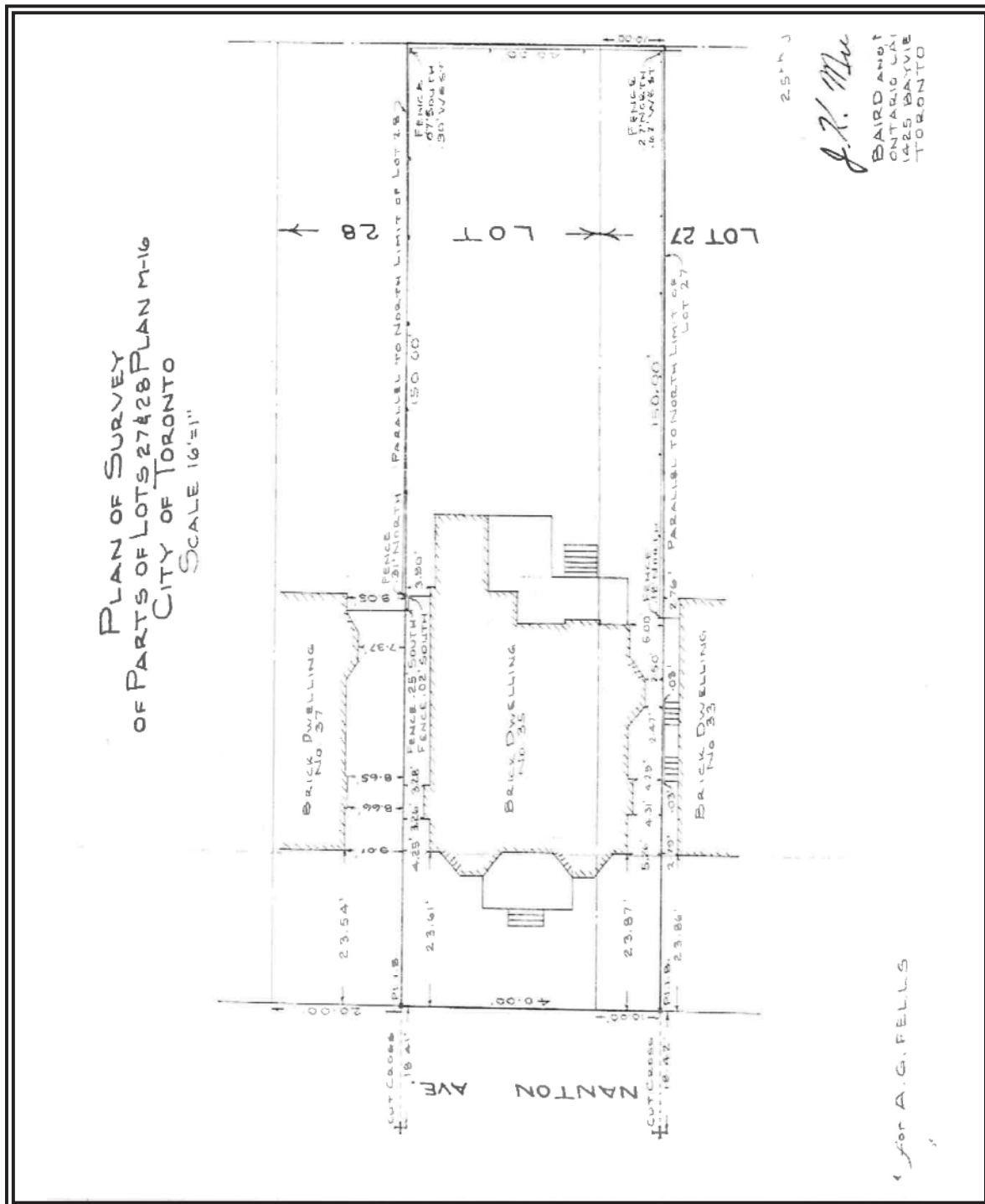
Recreation Room with four windows, built-in invisible ceiling speakers, recessed LED lighting,

Media Room features double entry doors, broadloom, Epson projector and 135" movie screen, hidden 7.2 surround sound speakers and recessed LED lighting

Home Gym with luxury vinyl plank flooring, three framed mirrors and recessed LED lighting

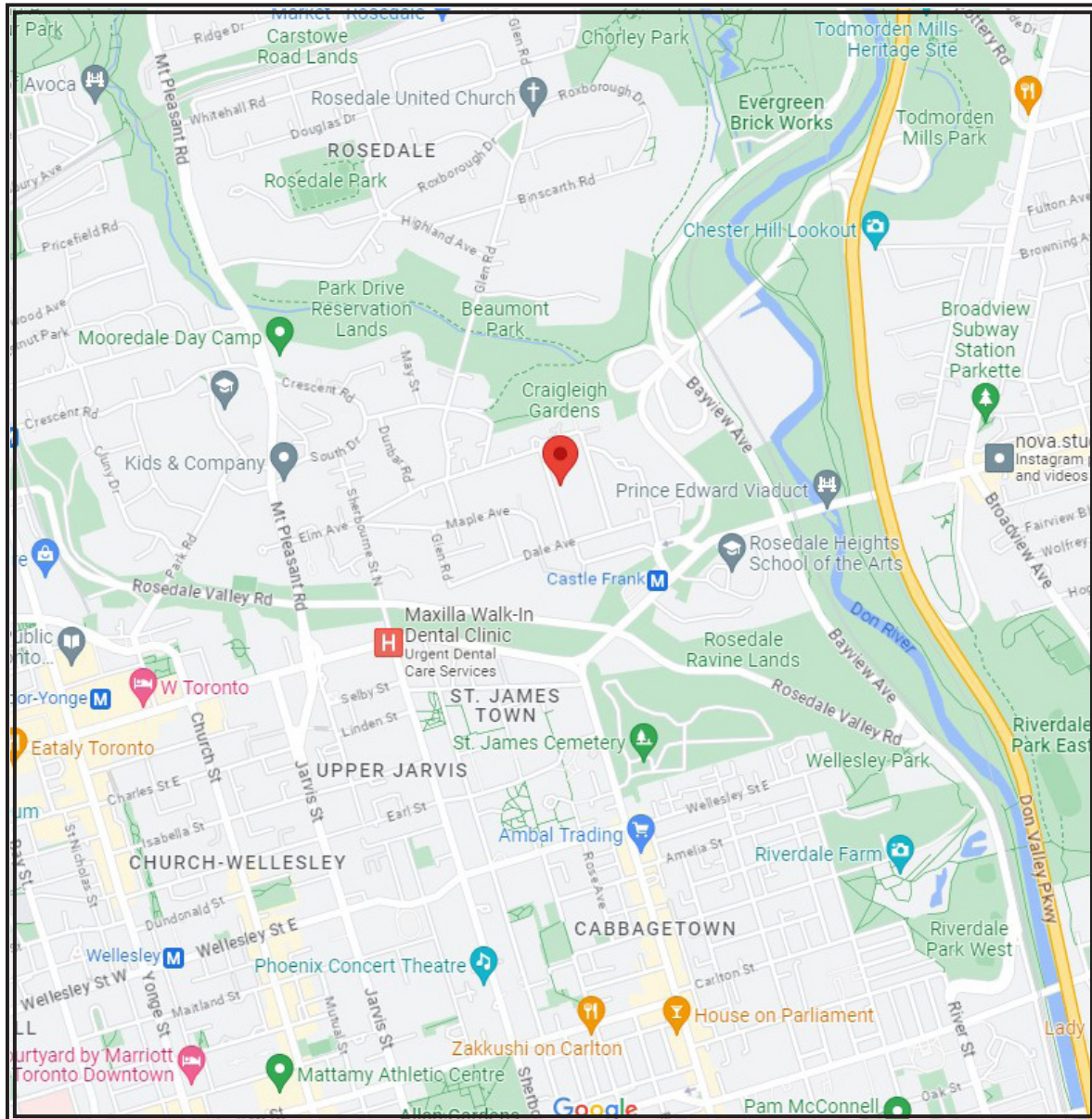
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