



ARMIN GROUP

- TORONTO REAL ESTATE -



31 Kirkdale Crescent

Banbury-Don Mills

Sotheby's | Canada
INTERNATIONAL REALTY

Features

PROPERTY DETAILS:

Taxes:

\$19,828.31 / 2023

Lot Size:

54 x 194' (Irregular, Widens to 140' at rear, 131.09 on the South Side. 14,994 feet in total)

Square Footage:

7,736 (Total) Approximately 5,235 square feet above grade and 2,501 square feet in the lower level

Parking:

Double private driveway with eight-car parking and two-car attached garage



EXTERIOR

Front

- Perennial garden
- Stucco
- Exterior wall sconces/lighting
- Interlocking

Backyard

- Treelined
- Basketball court
- Large deck

MAIN FLOOR

- Cherry wood and granite floors
- Private hallway access to laundry room and garage
- LG steam front loading washer and dryer combo, laundry sink, and tile floor

Foyer

- 7'5" x 6'6"
- Chandelier
- Tile floor
- Door with transom windows
- Ceiling open to second floor

Hallway

- 33'3" x 6'6"
- Tile floor
- Powder room
- Spiral staircase with intricate design iron railing
- Pot lights
- Double-door closet

Living Room

- 22'9" x 20'7"
- Hardwood floor
- Pot lights
- Decorative crown moulding
- Picture windows

Dining Room

- 17'11" x 13'9"
- Hardwood floor
- Decorative crown moulding
- Light fixture
- Picture window
- Combined with living room

Kitchen

- 17'0" x 12'5"
- Tile floor
- Decorative crown mouldings
- Pot lights
- Custom cabinets
- Large center island with breakfast bar and sink
- Built-in wine fridge
- Built-in Fisher & Paykel wall oven
- Built-in Panasonic microwave
- Built-in Wolf gas cooktop
- Built-in Bosch dishwasher
- Built-in Subzero fridge
- Built-in vent hood
- Custom backsplash
- Undermount lighting
- Pantry with built-in shelves, storage

Breakfast Area

- 19'1" x 14'7"
- Tile floor
- Combined with kitchen
- Pot lights
- Decorative crown mouldings
- Large windows
- Walk-out to deck

Family Room

- 17'0" x 15'8"
- Built-in TV unit
- Fireplace
- Decorative crown moulding
- Pot lights
- Open to breakfast area
- Picture windows
- Heat-n-Glo fireplace

Office

- 16'8" x 14'5"
- Hardwood floors
- Picture window
- Pot lights
- Decorative crown moulding
- Double-door closet

SECOND FLOOR

- Spiral staircase with intricate design iron railing
- Large skylight
- Balcony overlooking foyer below

Primary Bedroom

- 18'7" x 15'9"
- Hardwood floor
- Decorative crown mouldings
- Large windows
- Large walk-in closet
- Double-door closet
- Pot lights

Six-Piece Primary Ensuite Bathroom

- 13'10" x 11'5"
- Tile floor
- Separate shower with glass enclosure
- Wall niche
- Soaker tub
- Double sink vanity

Sitting Room

- 16'3" x 12'8"
- Hardwood floor
- Gas fireplace
- Picture window
- Decorative crown mouldings
- Walk-out to balcony

Second Bedroom & Ensuite

- 20'11" x 10'9"
- Hardwood floor
- Sloped ceiling
- Pot lights
- Juliette balcony
- Walk-in closet
- Three-piece ensuite bath - 10'0" x 7'0"

Third Bedroom & Ensuite

- 15'3" x 14'9"
- Hardwood floor
- Juliette balcony
- Pot lights
- Crown moulding
- Double-door closet
- Three-piece ensuite bath - 7'2" x 6'5"

Fourth Bedroom & Ensuite

- 20'6" x 14'0"
- Hardwood floor
- Two juliette balconies
- Pot light
- Crown moulding
- Large double-door closet
- Three-piece ensuite bath - 7'7" x 6'6"

Fifth Bedroom & Ensuite

- 13'4" x 11'9"
- Hardwood floor
- Pot lights
- Crown mouldings
- Picture window
- Double-door closet
- Additional walk-in closet
- Four-piece ensuite bath - 7'7" x 7'0"
- Skylight

LOWER LEVEL

- Spiral staircase with intricate design iron railing
- Sauna - 10'2" x 5'2"

Recreation Room

- 19'4" x 18'2"
- Tile floor
- Pot lights
- Closet

Kitchenette

- 12'5" x 6'6"
- Tile floor
- Custom cabinets
- Frigidaire stove
- Frigidaire fridge
- Kenmore fridge
- Zephyr vent hood

Guest Bedroom

- 15'0" x 12'0"
- Tile floor
- Double-door closet
- Light fixture
- Three-piece bathroom - 7'1" x 6'5"

Exercise Room

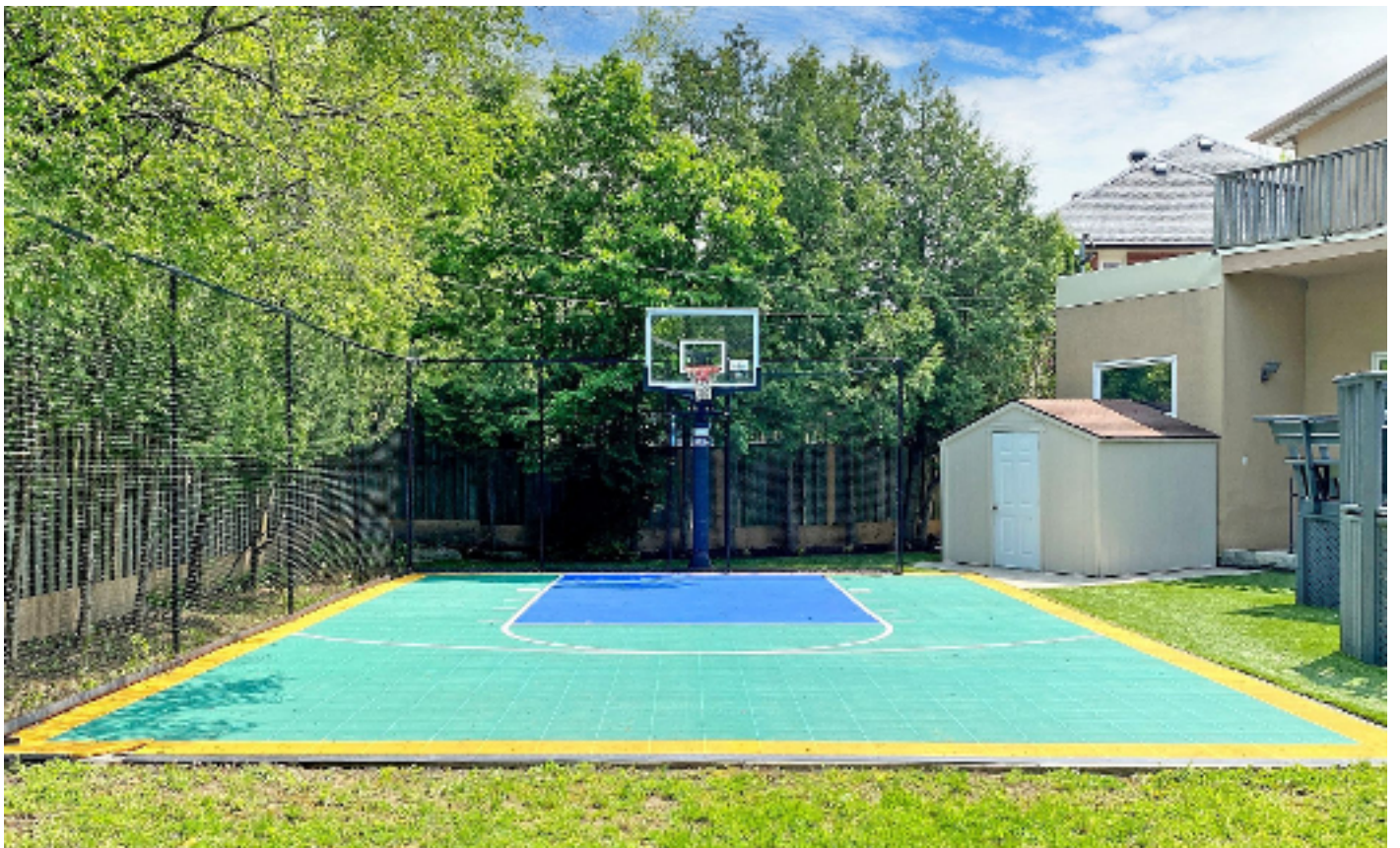
- 20'7" x 9'5"
- Tile floor
- Above grade window
- Storage closet

Entertainment Room

- 28'1" x 16'5"
- Tile floor
- Above grade window
- Pot lights
- Walk-out to backyard

Storage Room

- 16'5" x 12'7"
- Above grade windows





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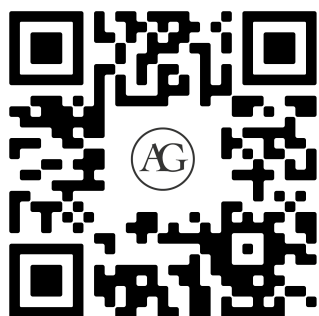
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