

73 Clarendon Avenue

- South Hill -

Presented by *Janet Lindsay*, Sales Representative 416-925-9191

E-L-E-V-A-T-O-R access to all floors

Spectacular south views

14' ceiling heights throughout Main Floor and 10' on Walk-out Level

Almost 5000 Square Feet - 3,520' on three floors and 1,345' on the Lower Level

Halogen lighting, Crown moulding and deep baseboards

Art Deco style staircase captivates with custom metal banister and hardwood handrail

Radiant in-floor heat in Living Room with heated floors in Baths

Spa baths & Jatoba hardwood floors

French doors to panoramic City skyline views from all three floor walk-out terraces

Dramatic, private fenced Garden on hilltop overlooking City

2 Car underground garage with heated ramp and 1 parking in front

Main Floor

(14' ceiling height)

FOYER

- Halogen lighting
- French door entry and glass transom with decorative wrought-iron grill
- Double closet
- Dramatic Art Deco style staircase to all Levels
- Custom iron banister with hardwood handrail
- Jatoba hardwood floor and treads

LIVING ROOM

- Halogen lighting
- Gas fireplace with wood mantle, marble hearth and surround
- Floor to ceiling window wall with French doors to heated Terrace with awning, overlooking the Garden
- Heated hardwood floor

DINING ROOM

- Halogen lighting
- Fireplace (*not in use / not operational*)
- Wall of windows with pretty wrought iron detailing on two sides

KITCHEN

- Halogen lighting
- Floor to ceiling built-in custom South African maple cabinetry with decorative shelves, granite countertop and backsplash
- Granite topped centre island / breakfast bar
- Double stainless steel undermount sink with large window above
- Top of the line built-in appliances
- Hardwood floor
- Marble topped vanity with brass under mount sink and marble backsplash
- Heated hardwood floor

TERRACE (19'8" X 19'5")

- Heated floor
- Rolling automatic awning
- Steps to private fenced garden

STAIRCASE

Three storey, free floating with Jatoba wood steps, custom metal banister with hardwood handrail and decorative corner shelves

POWDER ROOM – 2 Piece

- Vanity sink

Second Floor

MASTER BEDROOM

- Halogen lighting
- Double door entry
- Fireplace (*not in use / not operational*)
- Floor to ceiling windows and French doors to Terrace with CN Tower views
- Hardwood floor

WALK-IN CLOSET / DRESSING ROOM

- Built-in shelves and hanging rods

ENSUITE 5-piece

- Halogen lighting
- Double door entry
- Custom vanity with onyx countertop, His and Her Kohler undermount sinks with mirror and window above
- Jacuzzi with handheld showerhead, onyx deck and decorative glass shelves
- Opaque, frameless glass marble steam shower with rain showerhead and bench
- Water closet with opaque glass door
- Heated limestone floor

TERRACE (19'10" X 6'4")

- South facing with incredible CN Tower view

SECOND BEDROOM

- Halogen lighting
- Walk-through closets with built-in shelves leading to Ensuite
- Double door closet
- Floor to ceiling windows with decorative wrought iron detailing, provide great light
- Hardwood floor

ENSUITE 4-Piece

- Halogen lighting
- Custom marble topped vanity with undermount sink
- Jacuzzi with handheld showerhead and marble surround
- Frameless glass marble shower with bench
- Heated slate floor

Third Level

- Skylight

BEDROOM or FAMILY ROOM

- Halogen lighting
- French doors to balcony overlooking Garden with spectacular City views
- Hardwood floor

SOUTH BALCONY (10'1" X 3'8")

- Stunning south panorama of sweeping skyline

HALL BATH 3-Piece

- Halogen lighting
- Custom marble topped vanity with Kohler undermount sink
- Glass enclosed marble shower
- Marble wainscoting
- Heated slate floor

THIRD or FOURTH BEDROOM

- Halogen lighting
- Double door closet and single closet
- Large window
- Hardwood floor

Lower Level

OFFICE / RECREATION ROOM / POTENTIAL FIFTH BEDROOM

- Halogen lighting
- Electric fireplace with wood mantle, marble hearth and surround
- Three windows for lots of natural light
- Hardwood floor

MEDIA / ENTERTAINMENT ROOM

- Halogen lighting
- Ground level window
- Wet bar with granite topped peninsula and pull up bar seating, granite topped work station with undermount stainless steel sink and wall to wall decorative shelves
- Hardwood floor

HALL BATH 3-Piece

- Halogen lighting
- Marble topped vanity with undermount sink
- Frameless glass marble shower
- Heated slate floor

LAUNDRY

- Halogen lighting
- Laundry sink
- Slate floor

MUD ROOM

- Halogen lighting
- Direct entry to garage
- Two double door closets
- Slate floor

CEDAR CLOSET**MECHANICAL ROOM*****Other Particulars*****COMFORT SYSTEMS**

- Furnace and hot water heater (2012)
- Two zones
- Radiant hot water heat, forced air, natural gas
- Two air conditioning systems
- Heated ramp to garage

GARDEN

- 3 tiered, enclosed terraced Gardens
- Private and easy care
- Automatic awning over heated terrace off Living Room
- Broad Terrace off Master Bedroom and balcony on third floor
- Fabulous all south views

GARAGE: (20' x 19'7")

- Direct access through Lower Level
- Two car garage with shared heated ramp
Circular drive, Right of Way

PARKING: Informal parking space in front of house
(No legal status)

LOT SIZE: 24.80 x 167.68

TAXES: \$18,545.17 (Final 2014)

MAINTENANCE: Four homes share front lawn maintenance, landscaping and snow removal – approximately \$200.00 per month each. Front only, not back garden.

LEGAL DESCRIPTION: PT LTS 62 & 63, PL 1324, DESIGNATED AS PTS 1, 2 & 3, PL 66R20985; CITY OF TORONTO ; S/T EASEMENT IN FAVOUR OF PT LT 62, PL 1324-Y DES PTS 4 TO 14 (INCL) PL 66R20985 OVER PT 1, PL 66R20985, AS IN AT784320 ; T/W EASEMENT OVER PT LT 62, PL 1324-Y DES PTS 4,5,8,9 & 12, PL 66R20985, AS IN AT784320 ; S/T EASEMENT IN FAVOUR OF PT LT 62, PL 1324-Y DES PTS 4,5,6 & 7, 66R20985 OVER PT 3, PL 66R20985, AS IN AT784320 ; T/W EASEMENT OVER PT LT 62, PL 1324-Y DES PT 7, PL 66R-20985, AS IN AT784320.

POSSESSION DATE: 90 Days or TBA

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'