

32A Oriole Road

~ BSS / UCC / Deer Park ~

AN EXECUTIVE STYLE TOWNHOUSE IN THE HEART OF THE "HAPPENING" VIBE AT ST. CLAIR / YONGE

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

Welcome To This Exceptionally Bright, West Facing, Quiet Townhome Located On A Prime Block Of Deer Park

The Long Set Back From The Street Ensures Privacy, Tranquility And Exceptional Parking

A Perfect Condo Alternate And Splendid Opportunity To Easily Customize

Meticulously Well Maintained With 3,665 Total Square Feet Of Finished Space Above Grade

Amazing Double (East/West) Exposure, Walls Of Expansive Bay Windows And Skylights Provide Glorious Natural Light Throughout

Peaceful And Serene Views From Every Room With The Deep Privacy Of A Park-Like Garden

Tall Ceilings Throughout

Perfectly Proportioned Large Principal Rooms And 3 Fabulous Bedrooms Plus An Optional 4th Bedroom Or Home Office, Live-in / Guest Or Teen Suite On The Walkout Level

Family Size Eat-In Kitchen

2 Gas Fireplaces

Amazing Family / Media / Recreation Room With Walkout To Terrace And Garden, Perfect For Entertaining

* * *

Very Protected, Easy Care, Deep, Fenced Garden With Stone Terrace Sheltered By A Wall of 40' + Trees Lining The West Side Providing Wonderful privacy, Lush Serenity And Picturesque Mature Foliage

3 Car Parking In Total. The Private Drive Easily Accommodates 2 Cars And The Direct Access Garage Parks 1 Large Car With Room For Bikes And Bins And Extra Storage Under The Front Steps

* * *

Demand Location!

Steps To Yonge Subway, LCBO, Longos And Direct Access Transit, Easy Walk To Top Schools (U.C.C., B.S.S., And University Of Toronto), Short Stroll To Fine Dining, Chic Shops, Renowned Art Galleries And World Class Museums, 10 Minutes To Chic Mink Mile, 20 Minutes By Car To The Financial Centre While Lovely Parks, The Bellline Trail And Two Midtown Park Ravine Systems Are Nearby!

32A Oriole Road

~ BSS / UCC / Deer Park ~

AN EXECUTIVE STYLE TOWNHOUSE IN THE HEART OF THE "HAPPENING" VIBE AT ST. CLAIR / YONGE

Main Level

OPEN VESTIBULE & GALLERY-LIKE FOYER

- Spacious front entry with elegant door, side lights and transom for lovely interior light
- Crown moulding
- Expansive walls for art
- Deep double door coat closet
- Stone floor

LIVING ROOM

- Easily accommodates several seating groups
- Crown moulding
- Built-in speakers (*As Is*)
- Expansive bay window overlooks garden
- Gas fireplace with traditional mantle, marble surround and hearth
- Feature walls for art
- Wood floor

DINING ROOM

- Entertain 10 – 12 in style!
- Tray ceiling with crown moulding
- Built-in speakers (*As Is*)
- Custom, built-in, stone topped cabinetry with glass display cabinets and accent lighting
- Two tall windows for great light
- Wood floor

EAT-IN KITCHEN

- Ample custom cabinetry, deep pot drawers, pull out organizers, undercabinet lighting, double stainless-steel sink and floor to ceiling pantry for excellent storage
- Built-in appliances
- Sun filled with floor to ceiling bay window
- Pantry door to Dining Room

BREAKFAST AREA

- Seats 6 comfortably
- Light filled with expansive bay window
- Built-in speakers (*As Is*)
- Built-in pantry

POWDER ROOM – 2 Piece

- Pedestal sink
- Toilet

Second Level

- Two oversized skylights flood the second floor with natural light
- Exceptionally graceful & broad staircase with wide, deep treads
- Linen closet
- Broadloom

MASTER BEDROOM

- King size with Sitting Area
- Built-in speakers (*As Is*)
- Lovely Bay window
- Expansive walls for art
- Wall of four double door fitted closets
- Broadloom

MASTER ENSUITE – 5 Piece

- Skylight
- Marble topped vanity
- Walk-in shower with glass door
- Soaker tub with handheld showerhead
- Toilet and bidet
- Built-in medicine cabinet

2nd BEDROOM

- Queen or Twin bed size
- Generous bay window overlooks Garden
- Two sets of double door fitted closets frame built-in cabinets and drawers
- Broadloom

3rd BEDROOM / OFFICE / DEN (Currently used as Office)

- Queen or Twin size
- Built-in desk and bookshelves
- Double door closet
- Tall window
- Broadloom

HALL BATH – 4 Piece

- Skylight
- Marble topped vanity with mirror above
- Bathtub
- Toilet

Walk-out Level

- Broad staircase with wide, deep treads
- Excellent ceiling height
- Under stairs storage
- Double door closet for direct entry from garage
- Cedar closet

FAMILY / MEDIA / RECREATION ROOM

- Entertain 15 – 20!
- Built-in bookshelves and cabinets frame gas fireplace with traditional mantle
- Built-in media unit
- Bay window with walkout to stone Patio and Garden
- Expansive walls
- Wood floor

4th BEDROOM

- Queen or Twin size
- Tall above grade window
- Built-in bookshelves
- Double door closet
- Wood floor

HALL BATH – 3 Piece

- Vanity
- Bathtub
- Toilet

LAUNDRY ROOM

- Built-in appliances
- Built-in sink
- Ample upper and lower cabinets with folding counter
- Window
- Direct access to Mechanical Room

MECHANICAL ROOM

- Access from Laundry Room
- Hot water tank (*rental*)
- Furnace
- Reverse Osmosis water purification system

GARAGE AND PARKING

- Direct access to Walkout Level
- Parking for one full size car plus amazing storage for bikes and bins
- Built-in shelf for extra storage
- Direct access to Storage Room ideal for seasonal furniture, garden equipment, bikes, bins etc.
- Window
- Automatic garage door
- Interlocking stone drive and landscaping accommodates 2 additional vehicles easily, a great bonus in this area!
- Central vacuum

PATIO & GARDEN

- Walkout from Grade Level to stone Patio
- Stone terrace sheltered by a wall of 40' + trees lining the west side of the property providing wonderful privacy, lush serenity and a canopy of mature foliage
- Very protected, easy care, deep, fenced garden

LOT: 25' x 174'

TAXES: \$10,833.78 / 2019 *Approximate*

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