



# HEAPS ESTRIN

REAL ESTATE TEAM



110 Joicey Boulevard



## 110 Joicey Boulevard

Stunning newer home on the best block of coveted Joicey Boulevard! An absolutely perfect family home to fall in love with this fall! Stylish, sophisticated and well-designed, this home delights with its beyond-beautiful finishes and timeless design. Incredible floor plan, natural light and flow with a spectacular open concept gourmet kitchen and family room, light-filled breakfast room and custom main floor mudroom. Refined formal living and dining with inlay hardwood floors, custom drapery and stunning fixtures. Bright and airy second floor houses oversized bedrooms, including luxurious master retreat with vaulted ceilings, sitting area and fireplace, as well as the 'top-of-the-wish-list' second floor laundry. The whole home is elegant and polished from top-to-bottom and provides a beautiful and functional turnkey solution for busy families looking to enjoy life at home to the fullest. Enjoy the bonus spaces in the expansive lower level, as well as the tranquil backyard oasis provided by the premium 50-foot lot. Double width private drive with integrated 1-car garage creates superb parking for 5 cars in total. Steps to the Cricket Club, the shops on Avenue and Yonge streets, Armour Heights Public School, transit, grocery and an easy drive downtown, this home has it all!

# Features

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- Stunning transitional four-plus-one bedroom residence in the heart of the Cricket Club
- Perfectly situated on desirable Joicey Boulevard, east of Avenue Road
- Fantastic curb appeal with mature trees framing the handsome stone façade
- Premium 50-foot lot
- Modern interior design choices with high-end fixtures, finishes and appliances
- Offers an abundant 3,200 square feet of living space above grade plus 1,465 square feet in the fully finished lower level (4665 square feet in total)
- Spacious principal rooms feature exceptional attention to detail including beautiful crown moulding, wainscoting and custom millwork
- Premium hardwood flooring throughout with inlay detailing
- Custom window treatments and California shutters throughout
- Gourmet kitchen with thoughtful details, a full-complement of high-end stainless steel appliances, two separate sinks, quality stone countertops, ample counter and pantry space and newly-built breakfast table extension from the main centre island with seating for three
- Kitchen also boasts a spacious sun-filled breakfast nook with views to the treed backyard and open to family room
- At the heart of the home is the warm and inviting open-concept family room with gas-burning fireplace, custom built-ins and walk-out to the rear deck with gas-line connection for barbeque
- Elegant formal living and dining rooms offer beautiful space for entertaining
- Bright and airy second level with large skylight and four oversized bedrooms
- Sumptuous master retreat with double French doors to vaulted 12-foot ceilings, built-in speakers, sitting area with fireplace, spacious walk-in closet and light-filled 7-piece ensuite bath consisting of a walk-in shower, separate soaker tub, double vanities and skylight
- Second and third bedrooms feature large windows, double closets with custom organizers and share a 5-piece family bath with heated floors
- Fourth bedroom feels like a second master suite with huge walk-in custom closet and a 6-piece bath with double vanities, heated floors and skylight
- Convenient second floor laundry with newer appliances, hanging rods and ample storage space
- Recently updated main floor mudroom with direct access from the built-in garage
- Absolutely stellar lower level, freshly refinished, including two expansive recreation rooms plus an additional oversized bedroom, second laundry room, bathroom with heated floors and multiple storage areas

- Recreation area is outfitted with in-ceiling speakers, wainscoting, potlights and premium hardwood floors
- Comfort systems include complete home security system, two fireplaces, two laundries, central vacuum, home security system, built-in speakers and custom closets
- Tranquil backyard oasis complete with your own private putting green
- Professionally landscaped perennial gardens
- Private, interlocking brick driveway with parking for four cars and a built-in garage with custom storage solution and parking for an additional car; five-car parking in total.
- Superb location brims with steps-away shopping, dining and doing at Yonge & Yonge Boulevard and Avenue Road
- Within minutes of the Cricket Club, local grocery stores, excellent in-district Armour Heights Public School and easily accessible to transit, downtown and the 401

## IMPROVEMENTS

- Magazine-worthy updates throughout the home including designer light fixtures and custom window treatments in living, dining and family rooms
- Full list of fixtures updated includes: front hall entry and wall sconces, powder room light fixture and new vanity, living room fixture, kitchen island orb pendants, lower level light fixtures and lower level bathroom shower fixture
- Special design details including customization of mudroom millwork and storage, addition of centre island extension to create additional seating for three, wallpaper in breakfast room and high-end carpet runner for stairs
- Extensive recent interior and exterior painting and maintenance
- New Marvel beverage fridge in kitchen
- Brand new central vacuum system and equipment (RhinoVac Plus) installed this year
- Outfitted the entire garage with a custom wall-storage system from Garage Living
- Nest carbon monoxide system added
- New garage door opener and mechanicals installed

## INCLUSIONS

- All existing kitchen appliances including: Jenn-Air 6-burner gas range, vent hood, Jenn-Air wall oven, Jenn-Air microwave oven, Jenn-Air column refrigerator with water/ice dispenser and column freezer, Jenn-Air dishwasher and Marvel wine refrigerator (2019)
- Samsung Steam Cycle washer and dryer (2nd floor laundry)

- LG Tromm washer and dryer (lower level laundry)
- Central vacuum system and equipment
- Gas fireplaces (in as is condition)
- Home security system with doorbell camera, interior motion detectors and exterior cameras
- Nest thermostat and Nest carbon monoxide detectors
- All window coverings, blinds, and rods
- All electric light fixtures
- Garage door opener and remote
- Garage Storage & Organization System (from Garage Living)

## EXCLUSIONS

- Refrigerator in garage
- Sonos speakers and components
- Wall-mounted televisions and brackets
- Dining Room light fixture

## RENTAL ITEMS

- Hot water tank



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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