

# Welcome to 234 Spadina Road

## MAIN FLOOR

- Foyer:**
- Front door with decorative glass panels & transom window above
  - Oversize ceramic tile floor with granite inlay
  - Double closet with organizers
  - Pot lights
  - Picture window with custom blind

**Powder Room:** 2 piece, pedestal sink, mirror with lighting above, oversize ceramic tile with granite inlay

- Grand Foyer**  
17'8" x 14'8"
- Hardwood floor with inlay
  - Walk-in closet with organizers
  - Pot lights
  - Gorgeous staircase!

- Living Room**  
27'10" x 14'8"
- Sunken with ceiling height over 9'
  - Coffered ceiling with pot lights
  - Wood-burning fireplace with marble surround & hearth, mantle with dentil moulding
  - Picture window with drapery rod
  - Hardwood floor with inlay
  - Wall-to-wall shelving
  - Walk out to terrace

- Terrace**  
18'0" x 15'0"
- Bright, west facing!
  - Flagstone flooring
  - Lattice privacy screens

## SECOND FLOOR

- Dining Room**  
28'3" x 14'8"
- Coffered ceiling
  - Ceiling medallion
  - Hardwood floor
  - Picture windows with drapery rod
  - Custom wall unit with built-in lighting
  - Walk-in closet with organizers
  - Pot lights

- Kitchen**  
14'6" x 11'1"
- Swing door
  - Open to family / breakfast room
  - Decorative stone tile backsplash
  - Slate floor
  - Walk-in pantry cupboard
  - Amana stainless steel refrigerator, built-in Dacor stainless steel oven, Dacor stainless steel microwave, Wolf stove, KitchenAid stainless steel built-in dishwasher & Gaggenau stainless steel range hood
  - Pot lights / task lighting
  - Double undermount sink with garburator
  - Granite counter
  - Breakfast bar

## SECOND FLOOR

### Family/ Breakfast Room 14'8" x 13'6"

- Slate floor
- Picture window with drapery rod
- Ceiling light fixture
- Bright, west facing!

## THIRD FLOOR

### Master Bedroom 16'9" x 14'8"

- Separate wing
- Walk-in closet with organizers
- Two additional double closets
- Hardwood floor with inlay
- Pot lights
- Windows with drapery rods
- Dramatic dormer ceiling with skylights
- Open to loft

**Ensuite:** 5 piece, glass enclosed shower, soaker tub, custom furniture quality vanity with stone counter, undermount sink, mirror with lighting, decorative iridescent backsplash, soaring skylight

### Bedroom 2 11'7" x 14'8"

- Double closet
- Hardwood floor
- Windows with drapery rod & custom blinds

**Ensuite:** 3 piece, glass enclosed shower, vanity with stone counter, undermount sink, mirror & lighting above, ceramic tile floor, pot lights

## FORTH FLOOR

### Loft 14'8" x 11'9"

- Overlooking master bedroom
- Hardwood floor
- Pot light
- Multiple skylights
- Glass door with blind leading to deck with exterior storage
- Panoramic view to Casa Loma & downtown
- Additional west view window with custom blind

## LOWER FLOOR

### Bedroom 3 14'8" x 10'8"

- Sunken
- Double closet
- Hardwood floor
- Window with custom blinds & drapery
- Ceiling light fixture

**Bathroom:** 3 piece, glass enclosed shower, vanity with mirror & lighting above, ceramic tile floor

## LOWER FLOOR

### Laundry Room 8'5" x 4'8"

- LG Tromm washer & dryer
- Laundry sink
- Marble tile floor
- Built-in cupboards
- Ceiling light fixture

*The lower level is complete with marble tile floor, under-stair storage, ceiling fixtures, multiple closets, utility room & garage access with ample storage & storage closet, 2 car tandem parking*

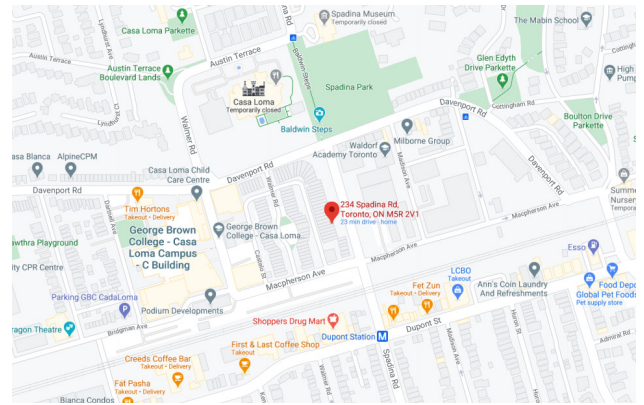
## ADDITIONAL INFORMATION

<b>Taxes:</b>	\$7,706.20 (2020)
<b>Possession:</b>	90 Days or To Be Arranged
<b>Lot Size:</b>	15.42 ft x 86.26 ft
<b>Parking:</b>	Garage with 2 car tandem parking
<b>Systems:</b>	Forced air gas furnace & equipment, 2 central air conditioners, electrical fan coil unit & equipment, electric garage door opener & remotes, alarm system (monitoring extra), garburator
<b>Rental:</b>	Hot water tank
<b>Inclusions:</b>	Electric light fixtures except as excluded. Window coverings except as excluded, intercom (as is), T.V. mount (only), Amana stainless steel refrigerator, built-in Dacor stainless steel oven, Dacor stainless steel microwave, Wolf surface stove, KitchenAid stainless steel built-in dishwasher, Gaggenau stainless steel range hood, LG Tromm washer & dryer
<b>Exclusions:</b>	Red Danby refrigerator, dining room chandelier, all fabric drapery except for lower level bedroom, T.V. in master bedroom, Danby freezer in lower level, loft ceiling fixture/fan

Offered at: \$2,259,000

# COMMUNITY INFORMATION - CASA LOMA

**CASA LOMA** - The striking silhouette of Casa Loma provides a romantic backdrop to this posh Toronto neighbourhood. Nestled on the brow of the Avenue Road Hill, and surrounded by ravines and parkland, this residential enclave looks and feels more like an enchanted forest filled with storybook homes, than the big city neighbourhood it really is. The sightlines and majestic beauty of the Avenue Road Hill have, over the years, inspired many of Toronto's wealthiest citizens to build their homes here. The one home that stands out above all the others is Casa Loma, a real life medieval castle. Casa Loma was built in 1911, by Sir William Henry Mill Pellatt, a prominent financier, industrialist, and military man. Sir Henry enjoyed his dream home for less than ten years before mounting debts forced him to turn Casa Loma over to the City of Toronto. In the 1920's, shortly after Sir Henry's departure from Casa Loma, the extensive grounds and greenhouses to the north of the castle were subdivided, and the current neighbourhood began.



**LIFESTYLE** - The closest shopping for Casa Loma residents is the Bathurst and St. Clair shopping district. These are mostly convenience type stores that cater to everyday household needs. Gourmet food shops, high end boutiques, and all kinds of professional services are available on Spadina Road, north of St. Clair, in the heart of Forest Hill Village.



**RECREATION** - Sir Winston Churchill Park is located at the south-east corner of Spadina Road and St.Clair Avenue. This park has ten floodlit tennis courts, a children's playground, and a popular makeshift running path that skirts the perimeter of the park. Wrapped around Sir Winston Churchill Park is the Nordheimer Ravine. This quiet oasis features a rustic wood path with many excellent picnic spots, and a large variety of trees, plants and wildlife. Wells Hill Park, contains a children's playground and a wading pool. Across the street from this park is the Wells Hill Lawn Bowling Club and the Wychwood Public Library. The local community centre operates out of Hillcrest School and includes an indoor pool and a gymnasium.



**TRANSPORTATION** - The Casa Loma neighbourhood is well served by public transit. There is regular bus service on Bathurst Street and streetcar service on St. Clair Avenue West. The St. Clair West subway station is a short walk from the homes in this neighbourhood. For motorists, the main arterial roadways are Bathurst Street and St.Clair Avenue. St. Clair Avenue West has a street car right-of-way.



**SCHOOLS** - There are numerous public and private schools in reasonably close proximity. The Toronto District School Board Schools include:

**ELEMENTARY SCHOOL:** HILLCREST COMMUNITY SCHOOL (GR. JK-06)  
44 Hilton Avenue, Toronto, ON M5R 3E6 | 416.393.9700

**MIDDLE SCHOOL:** WINONA DRIVE SENIOR PUBLIC SCHOOL (GR. 07-08)  
101 Winona Dr, Toronto, ON M6G 3S8 | 416.393.1680

**HIGH SCHOOL:** OAKWOOD COLLEGIATE INSTITUTE (GR. 09-12)  
991 St Clair Ave W, Toronto, ON M6E 1A3 | 416.393.1780

CENTRAL TECHNICAL SCHOOL (GR. 09-12)  
725 Bathurst St, Toronto, ON M5S 2R5 | 416.393.0060

Please verify school information for 234 Spadina Road.