

LOT SIZE: 46 x 100 feet

BEDROOMS: 4+1

**POSSESSION:** Immediate/TBA

**TAXES:** \$11,431.96/25

**BATHROOMS:** 2x5, 1x3, 1x2

**PARKING:** Double car garage + 2 car parking

For more photos & information on this property















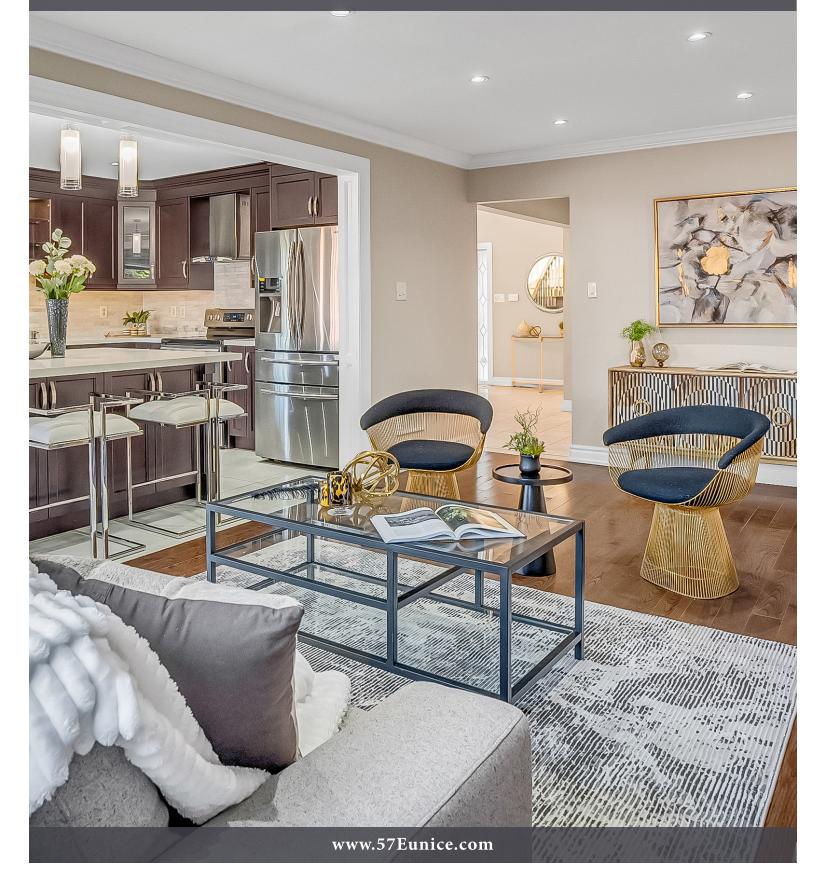






direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

# — WELCOME TO — 57 Envice Road









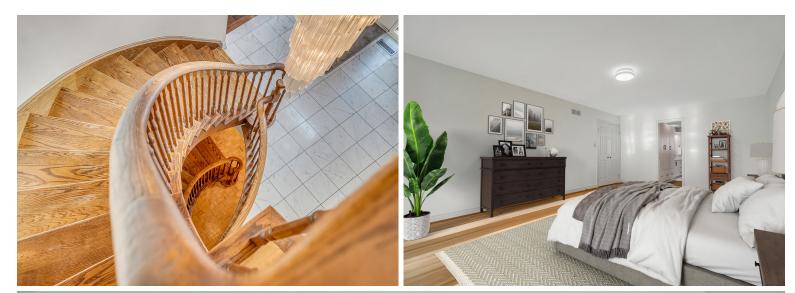








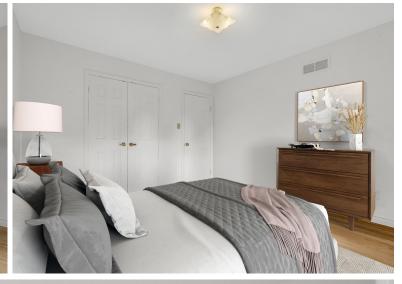






































#### Exterior

- Interlocking double driveway
- ·Stone steps
- Double car garage with side yard access
- Mature trees & shrubs

#### Foyer

- ·Cathedral ceiling
- Custom chandelier
- · Double door coat closet
- ·Oak staircase
- Transom window

## Living Room · Hardwood flooring

- Pot lights
- · Large bow window

## Oining Room • French door entry

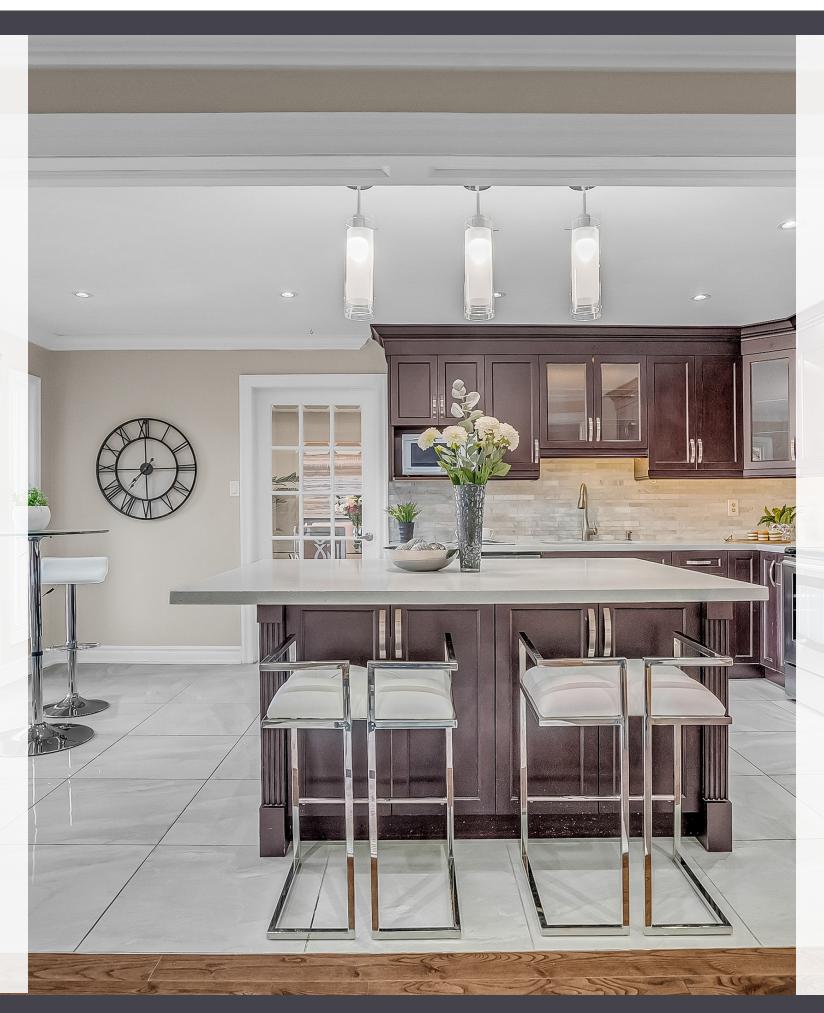
- · Hardwood flooring
- Picture window
- · Overlooks back garden
- Pot lights

#### Kitchen

- · Breakfast nook
- ·Sliding door walkout to wooden balcony
- Pot lights
- · Crown moulding
- Soft close cabinetry
- Quartz countertop
- ·Stone backsplash
- · Stainless-steel built-in stove vent
- ·Samsung stainless-steel built-in dishwasher
- ·Samsung stainless-steel stove
- ·Samsung stainless-steel fridge with double door freezer & water/ice dispenser

#### Kitchen Island

- · Quartz countertop
- Soft closet cabinetry
- · Sliding drawer storage
- Three pendant lights
- · Overlooks Family Room



#### Family Room

- · Hardwood flooring
- Wood burning fireplace with brick surround
- · Crown moulding
- Pot lights
- Picture window
- · Overlooks back garden

#### 2 Piece Powder Room

- · Vanity with granite countertop
- · Two sconces

- Laundry Room
  Samsung front loading washer & dryer
- Walk-out to side yard
- Built-in upper storage cabinets

#### 2nd Level

- · Linen closet
- Hardwood flooring

### Primary Bedroom

- · Double door entry
- · Hardwood flooring
- Overlooks front garden
- Large bow window
- · Large walk-in closet
- · Custom built-in wardrobe

#### 5 Piece Ensuite Bathroom

- · Ceramic tile flooring
- · Custom storage cabinets
- · Apollo toilet seat
- Pot lights
- Two mirrored with built-in lighting
- · Large vanity with stone countertop, two inlay stinks & soft close cabinets
- Free standing soaker tub with free standing faucet & handheld wand
- · Walk-in glass wall shower with built-in bench, rainwater showerhead & handheld wand

#### Bedroom

- Hardwood flooring
- · Double closet
- Overlooks back garden

#### Bedroom

- Hardwood flooring
- ·Overlooks back garden
- · Double closet

#### Bedroom

- Hardwood flooring
- Overlook front garden
- · Large double door closet

#### 5 Piece Bathroom

- · Deep soaker tub
- · Built-in storage

#### Lower Level

- Parquet hardwood flooring
- · Large walk-in cold closet

#### Recreation Room

- Parquet hardwood flooring
- · Sliding door walk-out to back patio & garden
- · Picture window
- · Cedar closet
- · Large walk-in double door closet
- Wood burning fireplace with brick surround
- · Single storage closet

#### **Bedroom**

- · Above-ground window
- Pot lights
- Parquet hardwood flooring
- · Sliding mirrored double door closet

#### 3 Piece Bathroom

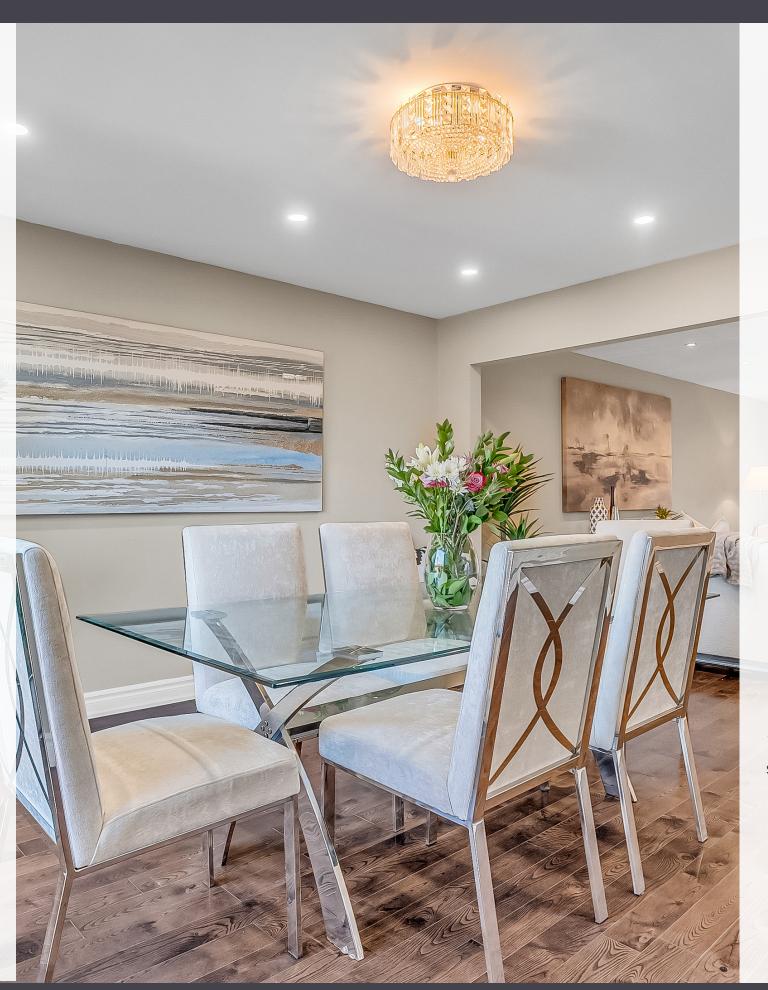
- · Walk-in shower
- Pedestal sink

### **Utility Room**

- · Deep freezer
- Furnace

#### Backyard

- · Patio
- Fenced yard
- · Central air conditioner



## In Your Neighbourhood North York General Hospital

- · Canadian College of Naturopathic Medicine
- Bayview Village Shopping Centre
- · CF Fairview Mall
- North York YMCA
- · Canadian Tire
- · IKEA
- MEC North York
- · Clarinda Park
- Upper Don Recreational Trail
- East Don Parkland
- Don Mills Subway Line (Leslie station)
- •TTC & Oriole GO Station
- · Highway 401 & DVP/404
- · Loblaws Bayview Village
- · Longo's York Mills
- ·Longo's Yonge & Sheppard
- Yonge Street shops & restaurants
- · Elkhorn Public School
- · Bayview Middle School
- · Earl Haig Secondary School
- · Claude Watson School for the Arts
- · Lester B Pearson Elementary
- Newtonbrook Secondary School
- · Cresthaven Public School
- · Highland Middle School
- ·St. Gabriel Catholic School
- ·St. Cyril Catholic School
- ·St. Timothy Catholic School

#### Inclusions Everything 'as is' with no warranties

· Electric light fixtures, window coverings, stainlesssteel built-in stove vent, Samsung stainless-steel built-in dishwasher, Samsung stainless-steel stove, Samsung stainless-steel fridge with double door freezer & water/ ice dispenser, Samsung front loading washer & dryer, Primary Bathroom Apollo toilet seat, deep freezer, furnace & central air conditioner.

#### Exclusions

· None

Rentals · Hot water tank