



**LOT SIZE:** 46 x 100 feet

**BEDROOMS:** 4+1

**POSSESSION:** Immediate/TBA

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

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

For more photos &  
information on  
this property

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*Karen*  
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

— WELCOME TO —  
*57 Eunice Road*



[www.57Eunice.com](http://www.57Eunice.com)







### *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

### *Dining 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
- Pot lights
- 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, 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, Samsung front loading washer & dryer, Primary Bathroom Apollo toilet seat, deep freezer, furnace & central air conditioner.

### *Exclusions*

- None

### *Rentals*

- Hot water tank