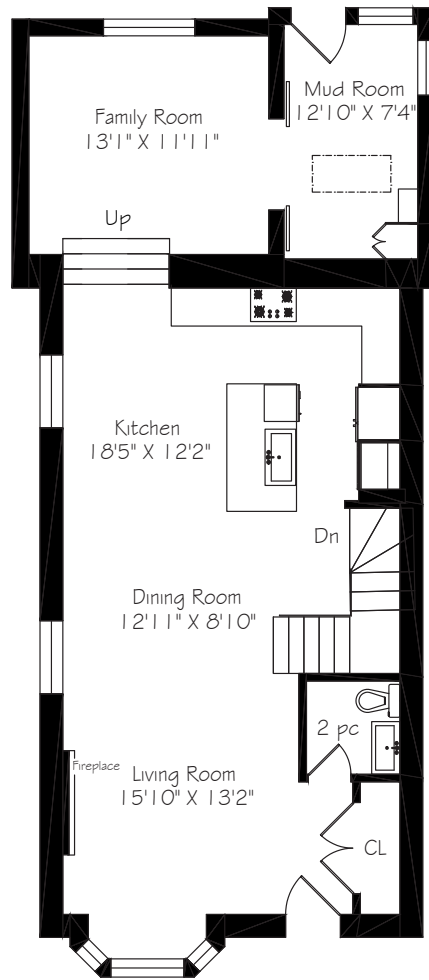
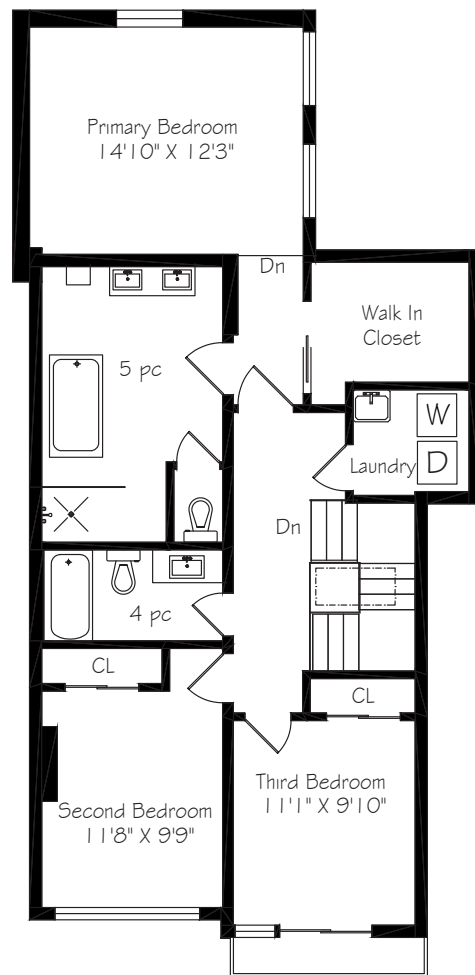


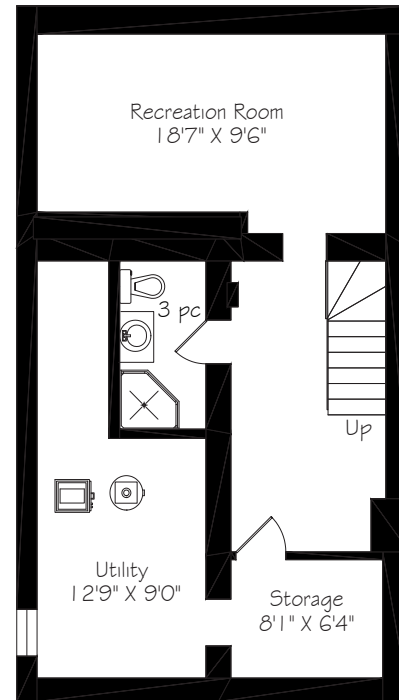
# 161 Banff Road



Main Floor  
1104 Square Feet



Second Floor  
1047 Square Feet



Lower Level  
779 Square Feet



**LOT SIZE:** 49.51 x 100 feet  
**BEDROOMS:** 3  
**PARKING:** 2 car parking

**TAXES:** \$8,941.59/2020  
**BATHROOMS:** 1x5, 1x4, 1x3, 1x2  
**POSSESSION:** 90-120 days/tba

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**MOLLARTEAM** BROKER  
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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.











## IN YOUR NEIGHBOURHOOD

- Whole Foods Market
- Metro Grocery
- Steps to Yonge Street, Mount Pleasant & Bayview boutique shops & restaurants
- TTC & Subway
- Sherwood Park & walking trails
- Sunnybrook Park & walking trails
- Sunnybrook Hospital

## SPECIAL FEATURES

- Renovated '15
- Chef's Kitchen
- Main floor Family Room
- High ceilings throughout main & upper levels
- Skylights
- Large lot
- 100-amp service
- Central vacuum
- Central air conditioner '15
- Furnace '14
- Roof '10
- Main water line replaced '15

## EXTERIOR

- Two car parking
- Interlocking walkway
- Stone stairway with iron railing
- Mature trees & shrubs

## FOYER

- Open concept
- Double door coat closet with built-in lighting
- Porcelain flooring
- Central vacuum

## LIVING ROOM '15

- Open concept
- Engineered hickory hardwood flooring
- Built-in ceiling speakers
- Gas fireplace with stone surround
- Pot lights
- Large bay window
- Overlooks front garden
- Custom Hunter Douglas shades
- Recessed ceiling

## DINING ROOM '15

- Open concept
- Engineered hickory hardwood flooring
- Two large picture windows
- Recessed ceiling
- Pot lights

## KITCHEN '15

- Caesarstone countertops
- Soft close cabinetry
- Four floating reclaimed wooden shelves
- Stainless-steel hideaway corner storage system
- Under cabinet lighting
- Ceramic tile backsplash
- Pot lights
- Stainless-steel KitchenAid bottom mount temperature-controlled fridge
- Built-in stainless-steel KitchenAid convection oven & microwave
- Built-in stainless-steel stove vent
- Built-in stainless-steel KitchenAid 5 burner gas cooktop

## KITCHEN ISLAND '15

- Caesarstone countertop
- Large inlay stainless-steel sink
- Breakfast bar
- Built-in sliding refuse drawer
- Two chandeliers
- Engineered hickory hardwood flooring
- Built-in paneled Miele dishwasher

## FAMILY ROOM '15

- Sunken room
- Engineered hickory hardwood flooring
- Pot lights
- Chandelier
- Overlooks back garden

## MUD ROOM '15

- Sliding double barn door entrance
- Skylight
- Vaulted ceiling
- Heated porcelain flooring
- Terrace door walk-out to back deck & garden
- Custom built-in storage with pull-down oversized storage drawer
- Three pendant lights

## 2 PIECE POWDER ROOM

- Porcelain flooring
- Floating vanity with built-in storage
- Pot lights

## UPPER LEVEL '15

- Skylight '20
- Vaulted ceiling
- Central vacuum
- Oak staircase with glass railing
- Built-in stairway lighting with three-way lighting
- Pot lights
- Built-in decorative shelf with stone top

## PRIMARY BEDROOM '15

- Sunken room
- Large walk-in closet with built-in organizers, pot lights & pocket door entry
- Engineered hickory hardwood flooring
- Ceiling fan with remote
- Pot lights
- Vaulted ceilings
- Overlooks back garden
- Hunter Douglas shades

## 5 PIECE ENSUITE BATHROOM '15

- Heated porcelain flooring
- Pot lights
- Vaulted ceilings
- Custom floating vanity with 2 sinks & storage
- Floating storage cabinet
- Large Slik soaker tub
- Walk-in glass shower with rainwater shower head & porcelain surround
- Separate wash closet

## BEDROOM '15

- Engineered hickory hardwood flooring
- Built-in LG flatscreen TV
- Juliette balcony
- California style shutters
- Transom window
- Ceiling fan with remote
- Sliding mirrored double door closet with built-in organizers
- Vaulted ceiling

## BEDROOM '15

- Engineered hickory hardwood flooring
- Ceiling fan with remote
- Sliding mirrored double door closet with built-in organizers
- Vaulted ceiling
- Custom triangular windows

## 4 PIECE BATHROOM '15

- Porcelain flooring
- Floating vanity with built-in storage
- Ceramic tile surround
- Vaulted ceilings

## LAUNDRY ROOM '15

- Front loading Samsung washer & dryer
- Built-in shelving
- Porcelain flooring

## LOWER LEVEL '15

- Oak staircase with glass railing
- Built-in stairway lighting with three-way lighting
- Cork flooring
- Pot lights

## RECREATION ROOM '15

- Cork flooring
- Pot lights

## 3 PIECE BATHROOM

- Ceramic tile flooring
- Floating vanity with built-in storage '15
- Built-in mirrored storage
- Standing shower

## UTILITY ROOM

- Hot water tank (owned)
- Above-ground window
- Furnace '14
- Built-in shelving

## BACKYARD

- Raised wooden deck '15
- Fenced yard
- Gas BBQ hookup
- Garden area
- Two large storage bins