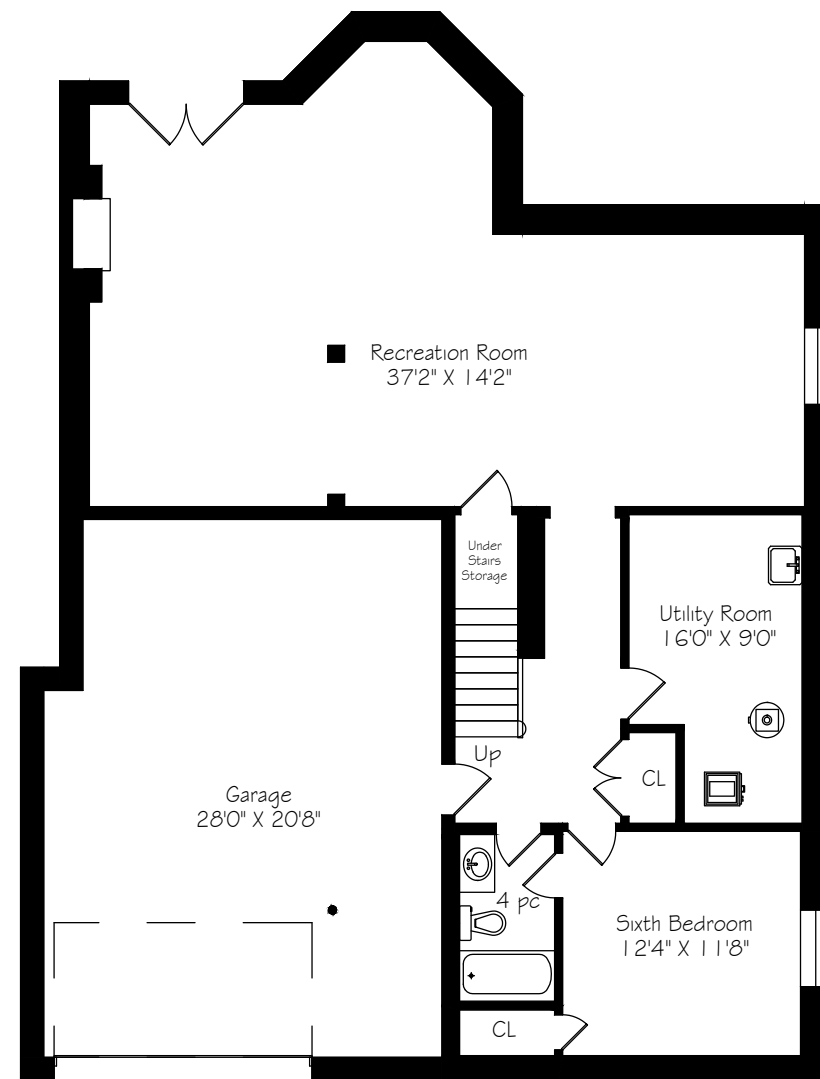
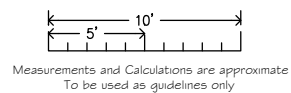




Lower Level
1431 Square Feet



255 Dawlish Avenue



LOT SIZE: 50 x 171.75 feet

BEDROOMS: 5 + 1

PARKING: Double car garage & 4 car parking

TAXES: \$20,365.95/2020

BATHROOMS: 1x5, 2x4, 1x3, 1x2

POSSESSION: 30 days/TBA



Signature Realty
IND. OWNED & OPERATED BROKERAGE

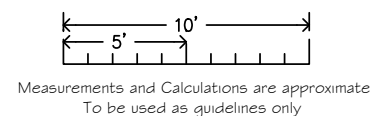
Karen
MOLLARTEAM
BROKER

EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as to 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.

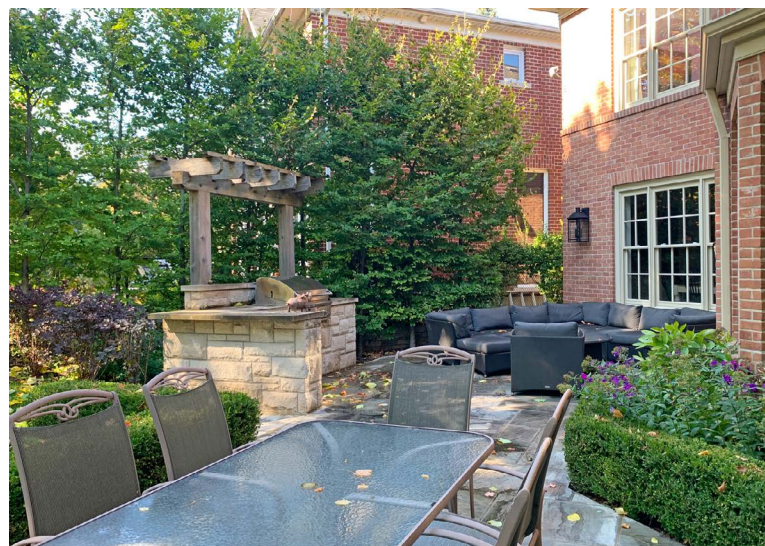
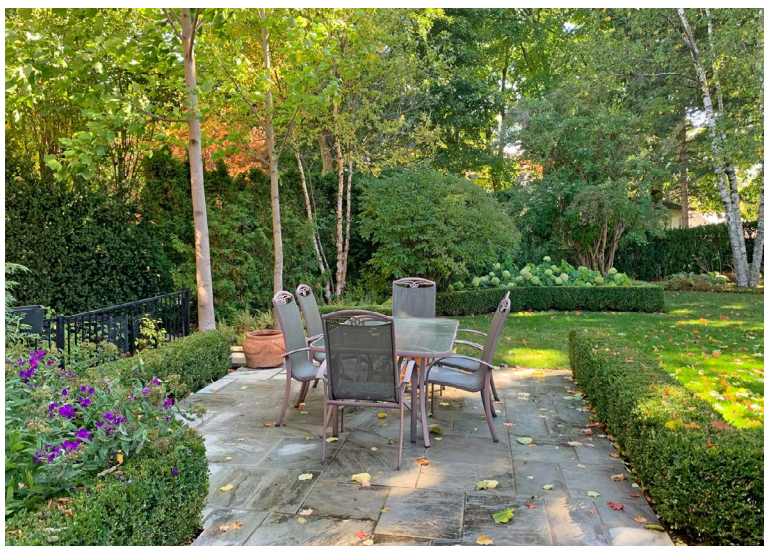
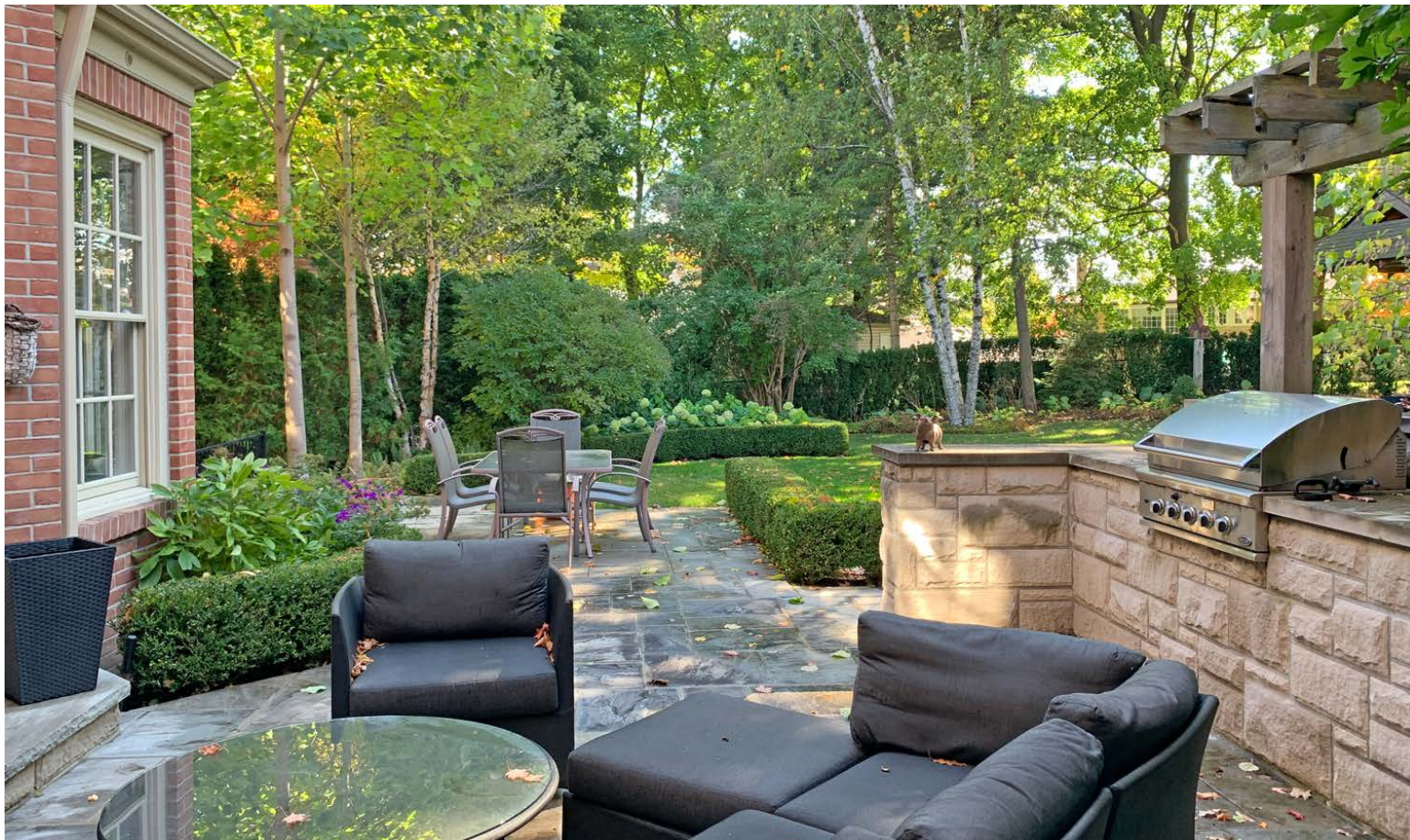


Measurements and Calculations are approximate
To be used as guidelines only

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SPECIAL FEATURES

- Amazing private 50 x 171.75 foot lot
- Central hall floor plan
- Renovated chef's Kitchen '11
- Main floor family room
- Three fireplaces
- Three walkouts
- Furnace '13
- Roof '10
- Central air conditioning
- Central vacuum
- Second floor Laundry Room

EXTERIOR

- Professionally landscaped gardens '14
- Mature trees & shrubs
- Single car garage entrance to double car interior parking
- Four car parking
- Stone steps with iron railing
- Roof '10
- Exterior lighting

FOYER

- Porcelain flooring
- Crown moulding
- Transom windows
- Large double closet with built-in lighting
- Pot lights
- Wainscoting

DEN/OFFICE

- Double French door entry
- Overlooks front garden
- Pot lights
- Crown moulding
- Two floor-to-ceiling arched windows

2 PIECE POWDER ROOM '11

- Pedestal sink
- Porcelain flooring

MUD ROOM

- Porcelain flooring
- Double storage closet
- Walk-out to side garden
- Pot lights

KITCHEN

- Renovated '11
- Hardwood flooring
- Floor-to-ceiling sliding drawer pantry
- Custom sliding door spice drawer
- Soft-close cabinetry
- Granite countertops
- Ceramic tile backsplash
- Under cabinet lighting
- Stainless-steel inlay double sink
- Pot lights
- Crown moulding
- Breakfast nook
- Overlooks back garden
- Large picture window
- Overlooks Family Room
- Office nook
 - Granite countertop
 - Built-in hideaway sliding desktop
 - Built-in storage cabinets
- Built-in stainless-steel Miele dishwasher '10
- Built-in stainless-steel Wolf 4 burner gas cooktop '10
- Large built-in Avantgarde paneled stove vent '10
- Stainless-steel bottom mount LG fridge with water dispenser '10
- Built-in stainless-steel Wolf double wall ovens '10

KITCHEN ISLAND

- Granite countertop
- Stainless-steel inlay sink
- Built-in storage cabinetry
- Sliding refuse drawer
- Built-in stainless steel Avantgarde temperature-controlled wine fridge '10

FAMILY ROOM

- Hardwood flooring
- Pot lights
- Crown moulding
- Wood burning fireplace with brick surround and wooden mantle
- Built-in shelving and storage cabinets
- Large bay window
- Double terrace door walk-out to garden
- Large picture window
- Sun-flooded

DINING ROOM

- Formal
- Swing door entry
- Hardwood flooring
- Crown moulding
- Crystal chandelier
- Wainscotting

LIVING ROOM

- Hardwood flooring
- Wood burning fireplace with marble surround & wooden mantle
- Two large floor-to-ceiling arched windows
- Overlooks front garden
- Crown moulding
- Pot lights

UPPER LEVEL

- Skylight
- Hardwood flooring
- Linen closet
- Wainscotting

PRIMARY BEDROOM

- Double door entry
- Broadloom
- Two walk-in closets with pocket door entry, built-in organizers & lighting
- Double closet with built-in lighting
- Gas fireplace with marble surround & wooden mantle
- Halogen lighting
- Ceiling fan
- Two picture windows
- Overlooks back garden
- Crown moulding

5 PIECE ENSUITE BATHROOM '11

- Heated marble flooring
- Large soaker tub with floating stainless-steel faucet
- Pot lights
- Crown moulding
- Custom vanity with two sinks, stone counter & built-in storage
- Two built-in mirrored storage cabinets
- Walk-in glass shower with ceramic tile surround & glass tile accent
- Separate wash closet

BEDROOM

- Broadloom
- Two large windows overlooking front garden
- Crown moulding
- Chandelier
- Double closet with built-in organizers

4 PIECE BATHROOM '11

- Heated mosaic marble flooring
- Large vanity with two sinks and built-in storage
- Walk-in glass shower with ceramic tile surround, built-in bench seating and rainwater shower head

BEDROOM

- Broadloom
- Two closets with built-in organizers
- Overlooks front garden

BEDROOM

- Broadloom
- Two large windows
- Overlooks front garden
- Large double door closet

LAUNDRY ROOM

- Ceramic tile flooring
- Built-in storage cabinets
- Storage closet
- Front Samsung loading washer & dryer '11

3 PIECE BATHROOM '11

- Heated marble flooring
- Walk-in glass shower with rainwater shower head & built-in bench seating
- Extra -large vanity with built-in storage

BEDROOM

- Broadloom
- Double closet with built-in organizers
- Walk-in closet with built-in organizers
- Large picture window
- Overlooks back garden

LOWER LEVEL

- Access to double car garage
- Porcelain flooring
- Double storage closet

BEDROOM

- Broadloom
- Access to Jack & Jill bathroom
- Walk-in deep closet
- Built-in shelving

JACK & JILL 4 PIECE BATHROOM '11

- Ceramic tile flooring & surround

RECREATION/GAMES ROOM

- Open concept
- Pot lights
- Broadloom
- Walk-up to back garden
- Halogen lighting
- Built-in shelving & storage cabinets
- Two built-in speakers
- Storage closet under stairs

UTILITY ROOM

- Workbench
- Built-in shelving
- Furnace '13
- Avantgarde security system hardware
- Hot water tank (owned)
- 200-amp service

BACKYARD

- Entertainment sized stone patio
- Custom built wooden gazebo
- Fenced yard
- Mature trees & shrubs
- Professionally landscaped gardens '14
- Custom built-in stone counter with built-in stainless-steel DC3 Fisher & Paykal gas BBQ

IN YOUR NEIGHBOURHOOD

- Blythwood Ravine Park
- Sherwood Park
- Sunnybrook Hospital & Health Centre
- Stratford Park
- Uptown shopping with boutique shops & restaurants
- York University Glendon Campus
- The Granite Club
- Yonge Lawrence Village is a short stroll away
- Access to TTC & Yonge-University-Spadina subway line