



332

Millwood Road

Davisville Village

This urban chic, custom designed detached home is located in the much sought after neighbourhood of Davisville Village and absolutely delivers the WOW factor! Perfect for professionals and families alike, it is an exceptionally stylish two-storey residence with 4+1 bedrooms offering the perfect blend of modern design and casual elegance.

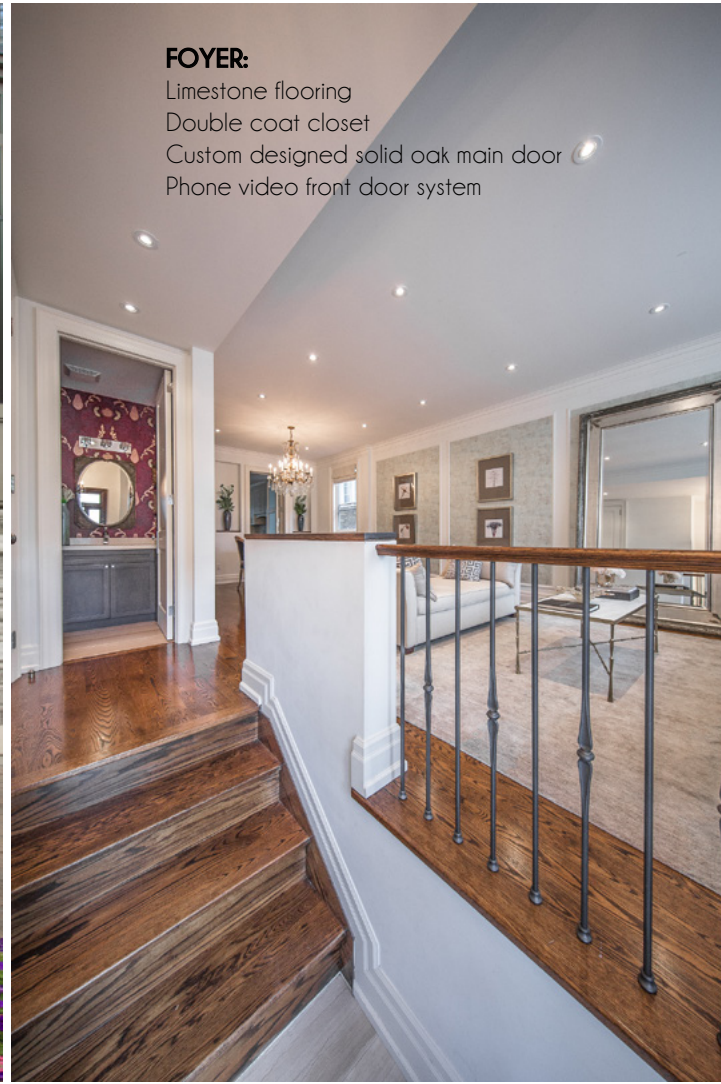
Spacious and light filled, the open concept main level with spectacular oak hardwood flooring throughout features a gorgeous chef's kitchen with an eat-in dining area and breakfast bar and a grand dining room and living room. Walk out from the family room to a gorgeous deck and fenced in yard perfect for entertaining and safe for children.

The sumptuous and spacious master bedroom is a stunning private suite with a gas fireplace, 5-piece ensuite and a large walk-in closet making for an elegant and luxurious master retreat. With three additional bedrooms, a four-piece washroom and linen closet on the second floor plus a fully finished lower level with a separate side entrance, recreation room, bedroom with 4-piece ensuite ideal for a nanny or in-law suite and oversized laundry room it is a perfect family home. The private drive plus the attached one car garage can accommodate up to two car parking.

Conveniently located within walking distance to Mount Pleasant and the June Rowlands (Davisville) Park, Maurice Cody Junior Public School and various private schools including Greenwood College School, this address has an excellent walk score of "93". Explore the vibrant corridors along Mt. Pleasant, Bayview and Yonge Street and all that this family friendly neighbourhood has to offer including a multitude of shops and restaurants, parks and easy access to both the subway & TTC. Just move in and enjoy!

main floor

Oak hardwood flooring, crown moulding, pot lights and 9.5' ceilings throughout.



FOYER:

- Limestone flooring
- Double coat closet
- Custom designed solid oak main door
- Phone video front door system



TWO - PIECE POWDER ROOM:

- Limestone flooring
- Custom designed maple vanity
- Zucchetti faucet

LIVING ROOM: 14' 9" X 12' 6"

- Picture window provides abundant natural light
- Combined with dining room

DINING ROOM: 14' 9" X 12' 6"

- Combined with living room



KITCHEN: 14' 9" X 9' 0"

- Custom designed maple kitchen cabinets by La Crème Kitchens
- Granite counter tops
- Breakfast bar provides ample seating for three people
- Built-in banquette with ample seating for six people
- Kitchen Aid stainless steel oven
- Kitchen Aid stainless steel side-by-side refrigerator and freezer
- Kitchen Aid stainless steel 5 burner gas cooktop
- Kitchen Aid stainless steel dishwasher

FAMILY ROOM: 19' 0" X 13' 1"

- Gas fireplace
- Built-in cabinetry and bookshelves
- French door walkout to deck and backyard with garden shed
- Windows provide abundant natural light
- Combined with kitchen



second floor

Grand landing featuring two skylights with solar blinds, double door linen closet, pot lights and oak hardwood flooring throughout.



MASTER BEDROOM: 22' 0" X 11' 10"

- Custom designed walk-in closet
- Coffered ceiling
- Gas fireplace with TV hook-up above
- Built-in book shelves
- Large windows overlooking rear garden provide abundant natural light
- Crown moulding

FIVE - PIECE ENSUITE WASHROOM

- Limestone flooring
- Custom maple vanity with two sinks
- Limestone counter top
- Air jet tub with limestone surround
- Frameless glass shower
- Kohler wall mount body spray in shower area



SECOND BEDROOM: 13' 11" X 9' 0"

Double closet



THIRD BEDROOM: 13' 11" X 9' 6"

Double closet



FOURTH BEDROOM: 10' 6" X 9' 0"

Double closet



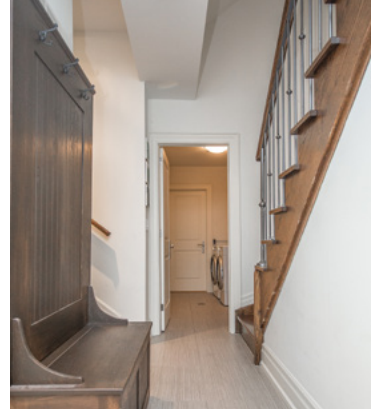
FOUR-PIECE WASHROOM:

Custom maple vanity with limestone counter top
Services the second, third and fourth bedrooms



lower level

Fully finished lower level with separate side entrance and large above grade windows, recreation room, bedroom with ensuite washroom, laundry room and plenty of storage (great for nanny or guest's).



RECREATION ROOM:
Broadloom
Gas fireplace
Large above grade windows



BEDROOM:
Broadloom
Double closet



FOUR-PIECE ENSUITE WASHROOM
Ceramic flooring and wall tile
Custom designed vanity with sink



LAUNDRY ROOM
Ceramic tile flooring
Custom designed cabinetry with sink
Bosch washer and dryer



TAXES:	\$9,500 (2015)
DRIVE:	Private drive with attached one car garage can fit a large SUV (direct access to house). Parking for up to two cars.
LOT SIZE:	25 ft x 125 ft
POSSESSION:	To be determined
INCLUSIONS:	All window coverings except as excluded, all electric light fixtures except as excluded, central vacuum & equipment, Genway smart home system, Kitchen Aid stainless steel 5 burner gas cooktop, Kitchen Aid stainless steel oven, Panasonic stainless steel microwave, Kitchen Aid stainless steel side-by-side refrigerator and freezer, Kitchen Aid stainless steel dishwasher, Bosch washer and dryer, alarm system (contract to be assumed), hot water tank (rental- contract to be assumed)
EXCLUSIONS:	Window coverings-Living room and all bedrooms Electric Light Fixtures- Foyer, dining room and all bedrooms

ADDITIONAL INFORMATION:

- Home Completed in 2010
- Newer windows (approximately five years old)
- Newer roof (approximately five years old)
- Finished lower level with recreation room, bedroom with ensuite washroom, laundry, plenty of storage and separate side entrance (great for nanny or guests)
- Fully fenced yard with deck and garden shed
- Attached one car garage that can accommodate a large SUV with direct access to house
- Central air conditioning
- Central vacuum
- Alarm system (monitoring extra- contract to be assumed)
- Pot lights in all rooms
- 3 gas fireplaces
- CAT 5 wiring for computer in every room
- Genway smart home system
- 200 amp power

OFFERED FOR SALE AT \$1,975,000



Davisville Village is a centrally located neighbourhood, which is very popular with families, young couples and professionals. It is known for excellent recreational facilities and parks, outstanding shopping districts, active nightlife, restaurants, great schools and movie theatres. Located in Midtown Toronto between St. Clair and Eglinton, this family oriented neighbourhood offers detached homes, semi-detached homes, condominiums and even some original homes from the late 1800's which still remain.

SHOPPING & DINING

Shopping and restaurants galore abound in this amazing neighbourhood. Whether SHOPPING, DINING OR STROLLING, there is always something to explore along BAYVIEW AVENUE. Pubs, cafes, sandwich shops and patios along with an eclectic host of restaurants featuring Indian, Asian Fusion, Sushi, Italian, Mexican and some of the city's most famous wings & burgers are sure to offer a taste for every palate. "Originals" with a kids' menu and upstairs playroom & "Hollywood Gelato" are always a big hit with the kids. The shopping district on MT. PLEASANT ROAD is a popular destination for people who like to browse through antique and collectible shops. YONGE STREET, Bayview Avenue and Mt. Pleasant all offer a huge range of retail shops, pubs, restaurants, offices, grocery stores, movie theatres and professional services to meet the daily needs of residents. THE LEASIDE CENTER is yet another shopping area offering a large collection of national retailers, a Sobeys' food store, and an LCBO and is located at the south east corner of Laird and Eglinton.

RECREATION

DAVISVILLE PARK is the social and recreational centre of this neighbourhood. During the day, countless children enjoy the playground and wading pool. The six tennis courts are used by the Davisville Tennis Club on evenings and weekends. This club has an active house league and tournament schedule. Adjacent to the tennis courts is the Davisville Park baseball diamond, which is extensively used by children and adult baseball leagues. In the evenings, Davisville also has an active nightlife with many pubs, restaurants and movie theatres.

TRANSPORTATION

With quick access for motorists to downtown Toronto via Mt. Pleasant, Yonge or the Bayview Extension, Davisville's central location makes it very geographically desirable. The DAVISVILLE AND EGLINTON SUBWAY STATIONS at Yonge St. are located within a reasonable walking distance of the neighbourhood. There is LOCAL BUS SERVICE on Mt. Pleasant Rd., Yonge St., Davisville Ave. and Eglinton Ave. These bus routes connect passengers to the Yonge-University-Spadina subway line.

SCHOOLS

Maurice Cody and Davisville P.S. have regular Fun Fairs, are very much a part of the community and represent a big draw for families.

Erin Ashby, Sales Representative

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