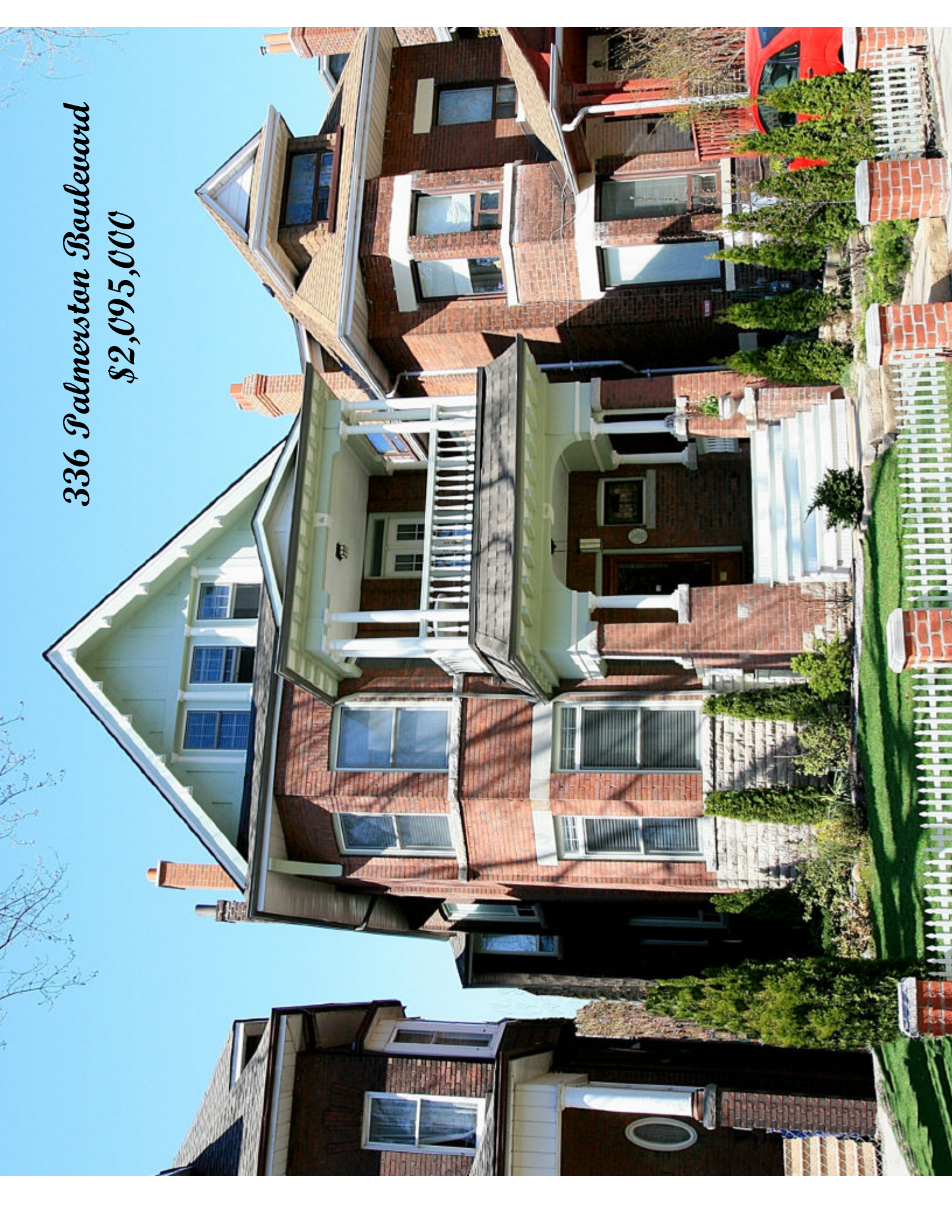
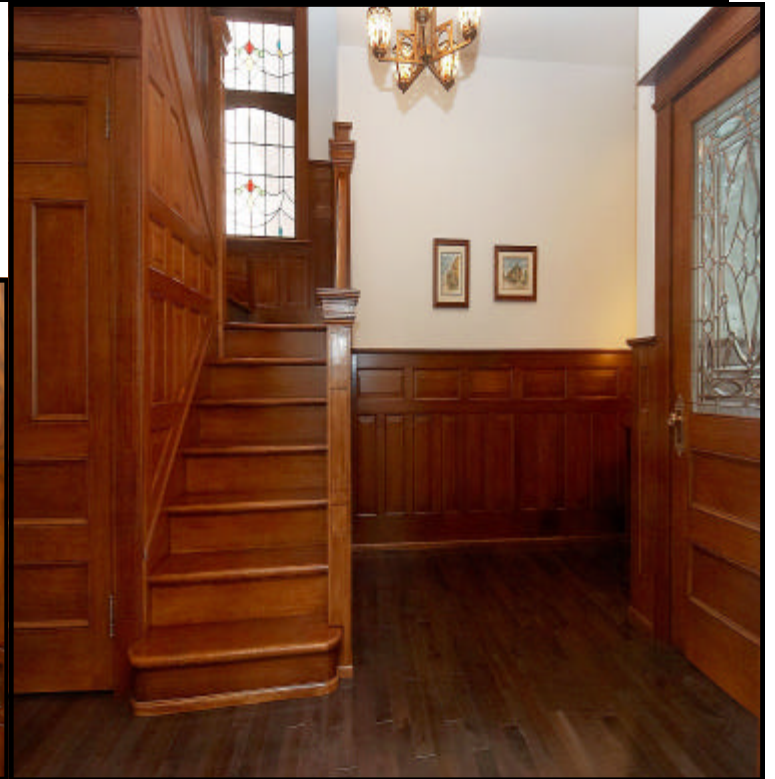
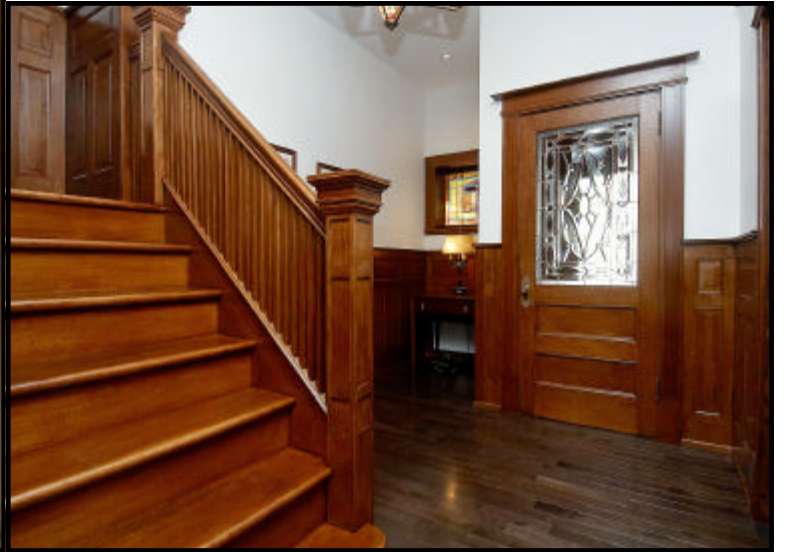


336 Palmerston Boulevard
\$2,095,000



Main Floor
Grand Living space restored
10' Tall Ceilings
Hardwood Floors throughout

<i>Vestibule</i>		↻ Oak panelling, oak door, marble floors, crown moulding.
<i>Foyer</i>	3.90 x 2.94m	↻ Oak panelling, staircase and railings, oak door with bevelled glass, stained glass windows, large coat closet.
<i>Powder Room</i>		↻ Cherry cabinet, granite floors.
<i>Living Room</i>	6.15 x 4.19m	↻ Bay window, wood burning fireplace, Tiger oak mantle, marble facing, bevelled glass 7' wide French pocket doors, crown mouldings, ceiling chandelier.
<i>Dining Room</i>	5.13 x 4.19m	↻ Gas fireplace, Tiger oak mantle, granite facing, oak panelling, crown mouldings, ceiling chandelier, all oak trim.
<i>Library</i>	3.48 x 3.45m	↻ Floor to ceiling cherry built in bookshelves and cabinets, crown mouldings.
<i>Powder Room</i>		↻ Cherry cabinet, granite floors.
<i>Family Room</i>	5.02 x 3.35m	↻ Wet bar, granite counters, solid wood 'Craft maid' maple cabinets, gas fireplace 'Vermont castings', bay window, wired for sound and cable with built in speakers for home theatre.
<i>Kitchen</i>	6.49 x 3.61m	↻ Solid wood cherry cabinets. 8' long x 3' wide centre island with granite counters extending to 13' x 3' (with eating area), glass tiled backsplash, pot filler faucet above stove.
	<i>Appliances</i>	↻ 'Kitchen Aid' professional series gas cooktop with 6 burner plus grill, 'Broan' professional hood, 'Frigidaire' double built in oven with self cleaning plus convection, 'Kenmore' elite 5.5' wide all fridge and all freezer built-ins, 'Kitchen Aid' dishwasher
	All appliances are stainless steel	
<i>Mudroom</i>	2.74 x 1.61m	↻ Granite floors, walk out to deck and garden, double closet.



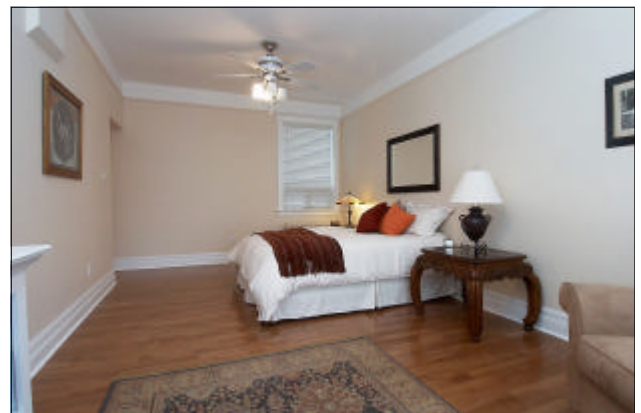
Second Floor

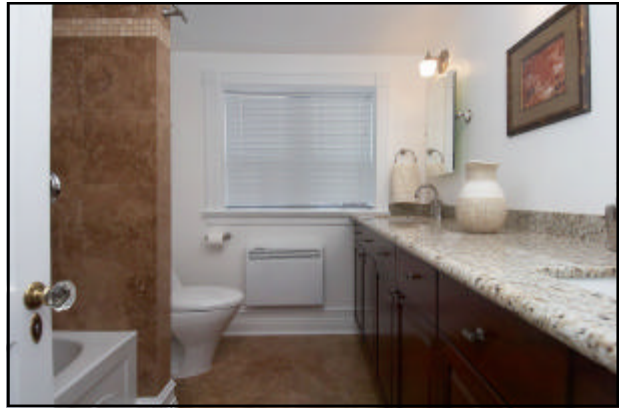
9' Tall Ceilings Hardwood Floors throughout

<i>Den</i>	3.30 x 2.93m	≈ Walk out to large covered porch.
<i>Bedroom</i>	5.03 x 4.21m	≈ Bay window, double closet.
<i>Bedroom</i>	4.75 x 3.72m	≈ Bay window, double closet.
<i>Bathroom</i>	2.56 x 2.53m 1-5pc	≈ 2 sinks, soaker tub and shower, travertine marble floor and tub surround.
<i>Laundry</i>	2.34 x 1.72m	≈ Travertine counter and sink, floor drain, wall of 'Craft maid' maple cabinets.
	<i>Appliances</i>	≈ Front loading Kenmore washer & dryer.
<i>Master Suite</i>	6.48 x 3.53m	≈ Electric fireplace, walk in closet with organizers, French door walk out to 12"6 x 4"11' covered deck.
	<i>Ensuite</i>	≈ 9.5' walk-in frameless glass shower, whirlpool soaker tub, glass counter with 2 sinks, tiled floors.
	4.13 x 2.79 1-5pc	

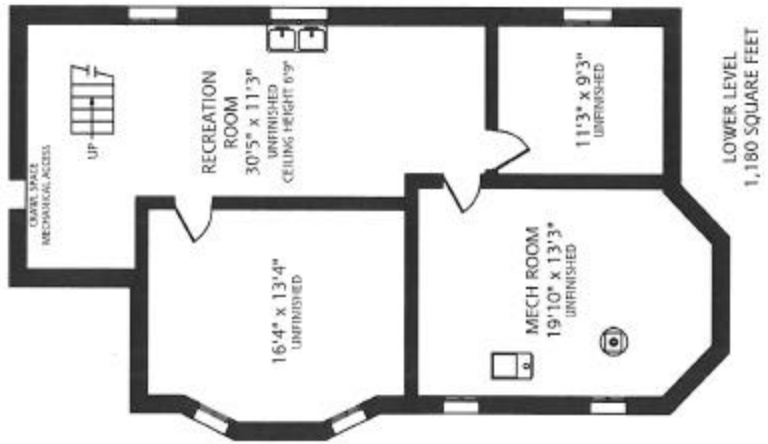
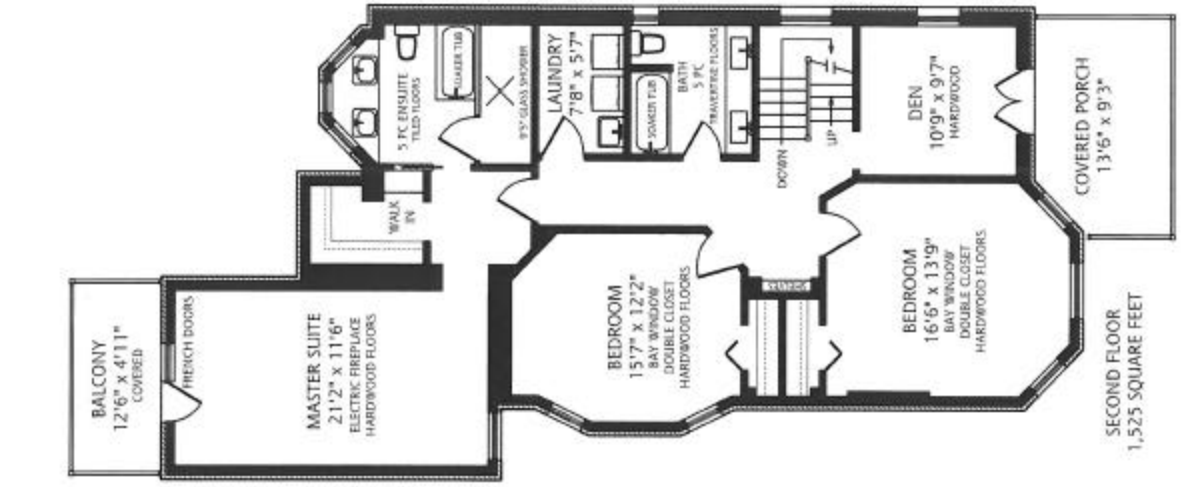
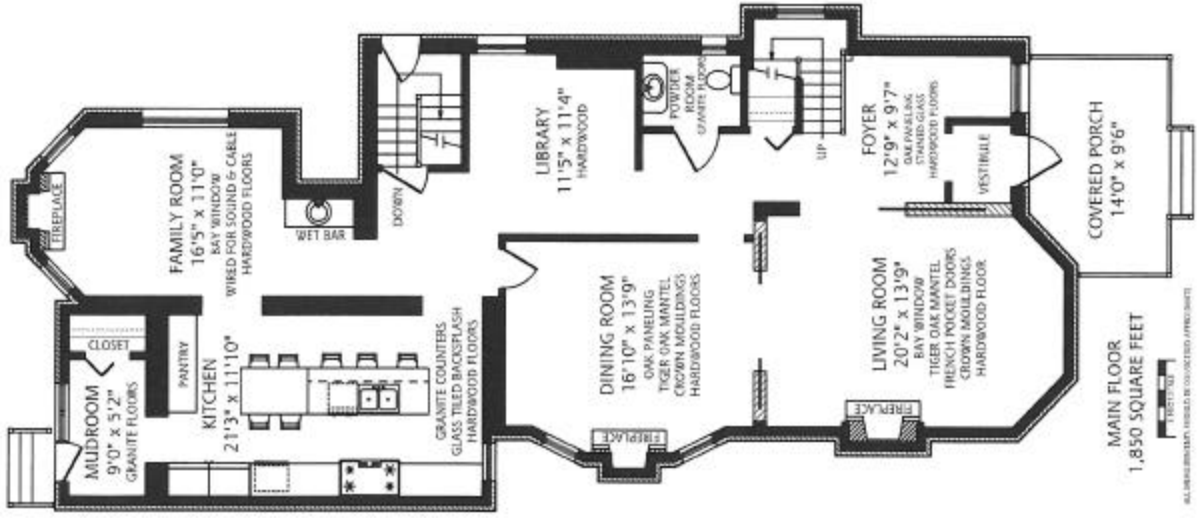
Third Floor

<i>Bedroom</i>	4.29 x 4.27m	≈ Double closet.
<i>Study</i>	5.15 x 2.67m	≈ Built in cabinetry, large walk in closet.
<i>Bedroom</i>	5.10 x 3.73m	≈ Walk in closet.
<i>Bathroom</i>	2.59 x 2.06m 1-5pc	≈ Granite counters, travertine floors.





336 PALMERSTON BOULEVARD



Inclusions:

All appliances are stainless steel

Kitchen Aid professional series 6 burner plus grill gas cook top, Broan Professional type hood, Frigidaire double built in oven, 5.5' wide Kenmore Elite all fridge plus all freezer, Kitchen Aid dishwasher. Front loading washer and dryer.

Mechanicals:

New roof, eaves and downspouts (2007), 200 amp new wiring, zoned control new plumbing, new air conditioning (ducted).

FEATURING: Grand 4275 Sq Ft home. Rebuilt throughout. Exquisite finishes combined with the finest Edwardian architecture. Charming woodwork, trim, bay windows and fireplaces. 3 storey 5/6 bedrooms plus office. 4 luxurious bathrooms. Impressive foyer. Elegant main floor living and dining rooms, family room, mud room and powder room. Master suite with lavish ensuite bath and walk-in closet. Incredible eat-in kitchen with professional series appliances. Private, west facing garden.

LOCATION: Near popular Little Italy, U of T, and lively College Street restaurants and clubs. Prime street with fine architecture.

SCHOOLS: Clinton Street Junior PS, King Edward Junior and Senior PS, Harbord CI, Royal St. George's, Institute For Child Study, Tadde Creek Montessory, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson.

PARKING: 3 car parking (Possible more)

LOT SIZE: 35 feet x 127 feet

TAXES: \$10,432.60 (2010)

For Further information, please contact

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