

45 Grandview Ave.
\$1,090,000



Main Floor

Foyer

Living Room/ Dining Room

25'7" x 12'2"

⌘ Hardwood floors, pot lights, crown moulding, limestone floor to ceiling fireplace, California shutters.

Eat-I n Kitchen

13'4" x 15'

⌘ Island kitchen, limestone floors, pot lights, built-in pantry, walkout to deck and backyard.

Stainless Steel Appliances

⌘ JennAir side-by-side fridge, Frigidaire gas dual fuel slide-in range, stove hood, Maytag dishwasher.

Powder Room

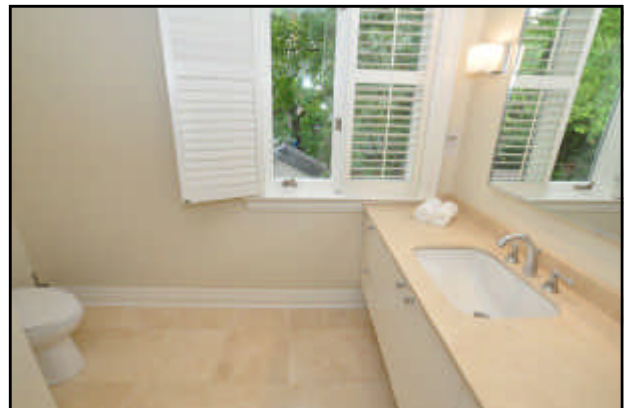
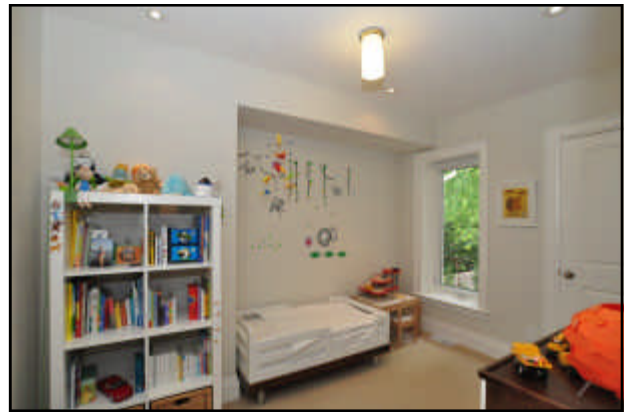
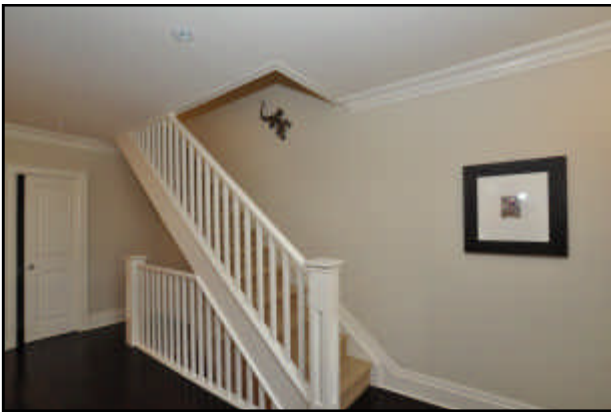
1-2pc.





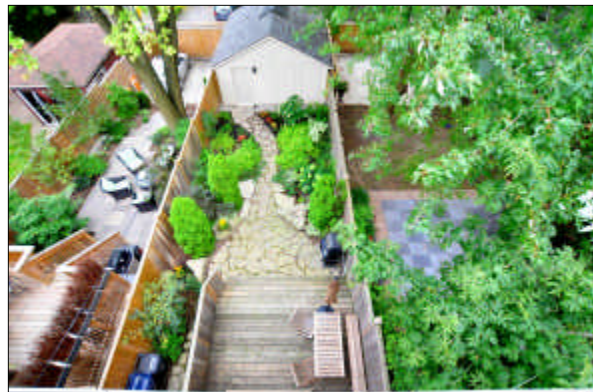
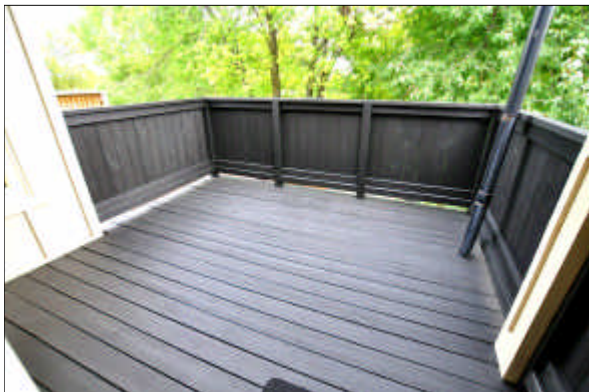
Second Floor

Bedroom	8'6" x 11'2"	☞ 3 large windows with California shutters, pot lights, broadloomed, closet.
Bedroom	11'2" x 8'9"	☞ Broadloom, pot lights, closet.
Bedroom	11'6" x 8'9"	☞ Broadloom, pot lights, closet.
Bathroom	1-4pc.	☞ Lime stone floors, overlooks backyard. ☞ Frigidaire Gallery front load washer and dryer.



Third Floor Master Suite

Master Bedroom	15'6" x 16'	≈ Hardwood floors, dressing area with built-ins, large walk-in closet.
Ensuite Bathroom	1-5pc.	≈ Luxurious spa-like bath, hardwood floors, wall sconces, separate shower with glass enclosure, double sinks, overlooks backyard.
Sundeck	10'2 x 10'9"	≈ Walkout to Sundeck from hallway.

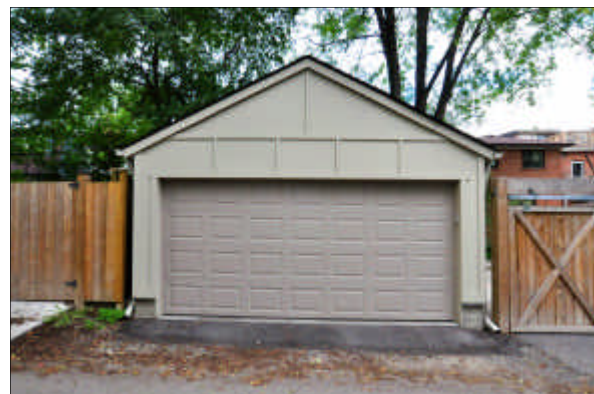
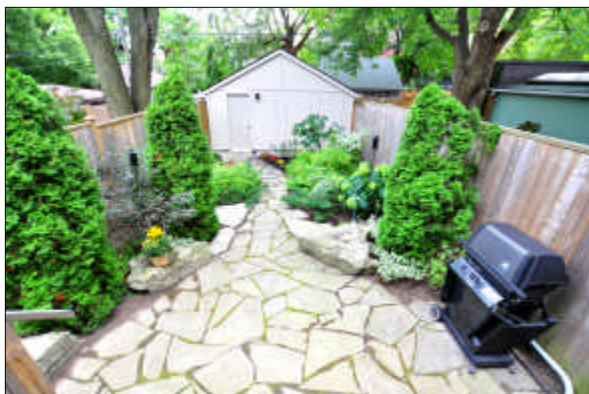
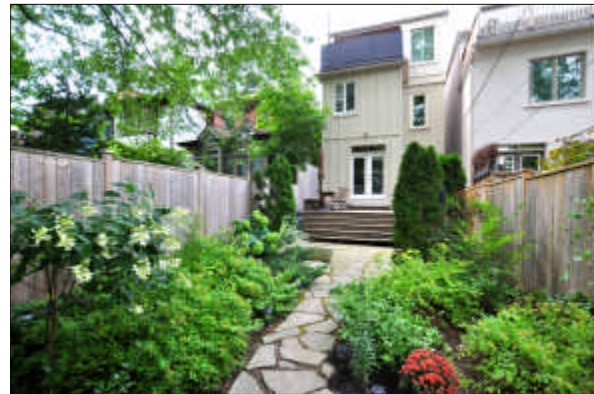


Lower Level

Recreation Room 20' x 14'6" ⌘ Broadloom, pot lights.

Bathroom 1-3pc. ⌘ Pedestal sink.

Cold Room 5'6" x 14'9"

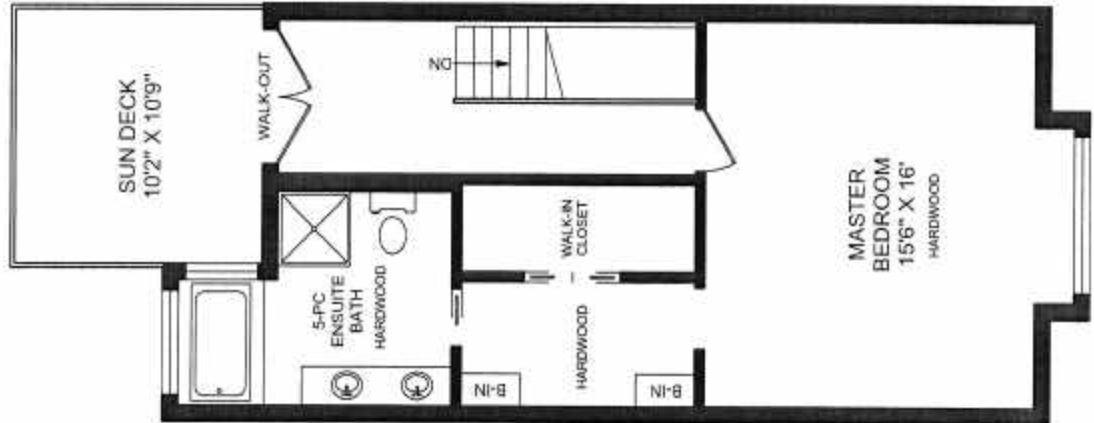
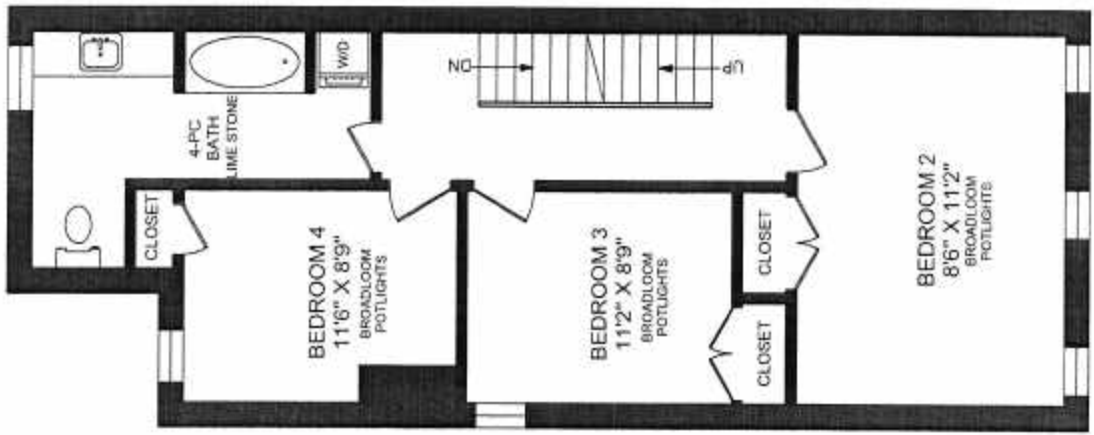


45 GRANDVIEW AVENUE



TRUPLAN
416.573.2096
E & O.E.

These plans were not for 100% occupancy



FEATURING: Spectacular detached reno. Exquisitely rebuilt with striking modern interiors. Detached, 3 storey, 4 bedrooms, 4 luxurious baths. Open concept Living/Dining. Limestone floor to ceiling fireplace. Halogen pot lights. Finished basement. Dream kitchen. Quartz counters, limestone floors, upscale appliances, breakfast area and walkout to deck. 3rd floor suite. Ensuite 5pc. spa/bath. Roof top deck. Private landscaped, south facing garden. New garage. Quaint street-scape.

LOCATION: Prime Withrow Park location. Steps to Withrow Park. Short walk to the Danforth, restaurants, shops and subway.

SCHOOLS: Frankland CS Jr, Earl Grey Sr PS, Riverdale CI.

PARKING: Detached double garage via lane.

LOT SIZE: 18.76 feet x 120 feet.

TAXES: \$7,966.88 (2011)

INCLUSIONS: Stainless steel JennAir side-by-side fridge, Frigidaire gas dual fuel slide-in range, stainless steel stove hood, stainless steel Maytag dishwasher, Kitchen island, Frigidaire Gallery front load washer and dryer, California shutters, existing light fixtures, central air conditioner, mirrors in all baths, alarm system, wired smoke detectors, gas fireplace, water heater (rental), closet organizers in master bedroom.

EXCLUDE: Master bedroom floor mirror.

For Further information, please contact

Ophira Sutton

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