



37 LATIMER AVENUE

PROUDLY PRESENTED BY AUDREY AZAD

RE/MAX HALLMARK REALTY LTD

OFFICE: 416.699.9292

MOBILE: 416.617.1772

MAIL@AUDREYAZAD.COM

AUDREYAZAD.COM

GENERAL INFORMATION

Asking Price: \$1,295,000.⁰⁰

Property Taxes: \$4 912, ⁸⁵ (Annual in 2010)

Lot Size: 24.75 feet x 110 feet

Possession: 60-90 To be arranged

Parking: Single car garage + 1 parking space
Front pad permit application pending

Heating: Forced air high efficiency gas furnace
Central air conditioning

ADDITIONAL INFORMATION

Inclusions: Kitchen Aid stainless steel wall stove
Kitchen Aid stainless steel 5-burner gas cook top
Kitchen Aid stainless steel refrigerator
Miele Stainless steel dishwasher
Whirlpool Washer and dryer
All electrical light fixtures
All California shutters
All bathroom mirrors
Gym mirror

Exclusion: Television & Bracket in mater bedroom
Television & Bracketsin living room
Dining Room chandelier

Disclaimer

We have, in preparing this information, used our best endeavors to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors or inaccuracies.

GENERAL FEATURES

- Dark maple floors (finished on-site)
- 8" baseboards & 4" casing throughout
- Clean bulkheads design detail on main floor
- Solid core doors fitted with Taymor hardware
- New windows
- Main floor full surround sound system with built-in iPod docking station
- Electrically roughed-in for home security system
- Sound-bat insulation between joists to reduce sound travel between levels
- Underpadded floating floor system

EXTERIOR FEATURES

- Full grey solid stone facade
- Slate front stairs
- Cedar plank front door
- Stainless steel & glass railing
- Modern outdoor Atlantis sconces
- New roof with 3 large skylights to maximize natural light
- Soffit lighting
- Amour stone and slate architectural landscaping
- Large cedar deck with built-in seating and storage

A home inspection report dated April 13th, 2010 is available for your convenience and information purposes only. Any reliance on this report and its contents is at the Buyer's own discretion.

ROOM SIZES AND FEATURES

- Living Room**
- 20.1 feet x 15 feet
 - 3” wide maple plank floors
 - Wood burning fireplace with slate mantle
 - California Shutters
 - Halogen pot lights
- Dining Room**
- 13.10 feet x 12.7 feet
 - Open concept
 - 3” wide maple plank floors
 - Halogen pot lights
- Powder Room**
- Toto dual flush toilet
 - Limestone Granite counter top and vessel sink
 - Sleek design chrome finishes
 - Slate flooring
 - Halogen pot lights
- Kitchen**
- 17.6 feet x 17 .1 feet
 - Combined with family room
 - Reclaimed brick featured wall
 - 3” wide maple plank floors
 - Richelieu custom grey lacquer self-closing cabinetry
 - Low-gloss Italian Arabesco Statuario honed marble counter tops & backsplash
 - Island with state-of-the-art 5-burner cooktop with down draft vent system
 - Breakfast Bar
 - Stainless steel Kitchen Aid refrigerator, stove & microwave
 - Stainless steel Miele dishwasher
 - Cantreo undermount over-sized sink
 - French doors leading to deck

ROOM SIZES AND FEATURES

- Second Floor Landing**
- Glass and stainless steel railing
 - Skylights
 - Linen closet
 - Halogen pot lights
- Master Bedroom**
- 17.3 feet x 13.6 feet
 - 3” wide maple plank floors
 - Large windows for natural sunlight with California shutters
 - Halogen pot lights
 - Custom 9.2 feet x 7.6 feet his & hers dressing room with floor-to-ceiling mirrors
- Master Ensuite**
- White marble shower & bath combination with Cabano chrome finishes
 - Shower with rain head, massaging wall jets & detachable shower head
 - Seamless glass shower doors
 - Toto dual flush toilet
 - Floating double vanity with trough sink and wall faucets
 - Halogen pot lights
- Office/Bedroom**
- 11’ x 9’10”
 - 3” wide maple plank floors
 - Double closet & linen closet
 - California shutters
 - Skylight & window
 - Halogen pot lights

ROOM SIZES AND FEATURES

- 2nd Bedroom**
- 15.8 feet x 8.8 feet
 - 3" wide maple plank floors
 - Double closet
 - California shutters
 - Halogen pot lights

- Bathroom**
- Floating Zebrano wood vanity with sink
 - Design chrome finishes
 - Subway tiles shower enclosure
 - Seamless glass shower doors
 - Deep soaker tub
 - Toto dual flush toilet
 - Slate flooring
 - Skylight
 - Halogen pot lights

Please note: We have, in preparing this information, used our best endeavors to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors or inaccuracies.

ROOM SIZES AND FEATURES

- Recreation Room**
- 21'1" x 14'2"
- Basement**
- 3/8 maple veneer engineered hardwood
 - 6'7" deep double closet for storage
 - Stainless steel and glass railing
 - Laundry / Whirlpool washer & dryer
 - Halogen pot lights

- Aerobic Studio**
- 16'1" x 16"
- Basement**
- 8'3" ceiling height
 - 3/8 maple veneer engineered hardwood
 - Halogen pot lights
 - Roughed-in for kitchen (if desired)

- Bathroom**
- Floating Zebrano-Ash wood vanity
- Basement**
- Rubi fixtures
 - Subway tiled shower enclosure with seamless glass shower doors
 - Removable shower heads
 - Deep soaker tub
 - Toto dual flush toilet
 - Smooth slate flooring laid in a diagonal pattern
 - Halogen pot lights