

THE FARQUHAR ADVANTAGE

Experience, Success & Local Knowledge



34 Edgevalley Drive

\$ 1,275,000—Taxes: \$ 5,859.53 (2009)—Lot Size: 75ft. X 131ft.



Tasi,* Norm & Adrienne* FARQUHAR**

*Sales Representative, **Broker

416-236-1241 www.RealEstateAdvantage.ca

Architecturally renovated family home in sought after Edgehill Park. Traditional feel with a stylish edge. An impeccably maintained and updated four bedroom, four bathroom home on a large rectangular lot with a west facing backyard. Mature trees and private perennial garden provide a “Country in the City” atmosphere. Lovely neighbourhood with distinguished homes and good schools.

Main Floor

- Welcoming foyer with over-the-door triangular window and side lights that let in loads of natural light; Italian ceramic floor, pillars, full sized closet and 2 piece powder room
- Elegant living room with fireplace, crown moldings and gorgeous hardwood floor
- Formal dining room with crown moldings, chair rail and hardwood; Its central location allows for flexibility when entertaining
- Bright kitchen with granite countertops, oak cupboards, double sink, breakfast counter and maple floor; pantry-style cupboards provide excellent storage space
- Family room with hardwood floor and exposed brick fireplace; Fabulous wrap-around windows “invite the outdoors in” with walk-out to cedar deck and garden

2nd Floor

- Master bedroom with large walk-in closet and private sitting room
- 5-piece ensuite bath with double sink and lots of storage
- Two more full sized bedrooms with hardwood under broadloom and view of the back garden
- 4-piece family bath
- Plenty of linen storage in the 2nd Floor hall

3rd Floor

- Spacious loft bedroom with skylight and sitting area
- Accessible attic storage

Basement

- Large recreation room / nanny’s quarters with fireplace
- 3-piece bath

Other

- Additional storage in the basement and garage
- Nature lovers, joggers etc. will appreciate the close proximity to James Gardens and the Humber recreation trails; Convenient access to transit, schools and shopping; Humber Valley P.S.- Richview Collegiate -Kingsway College School district. Minutes to four golf clubs, all 400 series highways, Pearson International, and 20 minutes to downtown

An oasis of country living amongst prestigious homes in one of Toronto’s best neighbourhoods.



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