

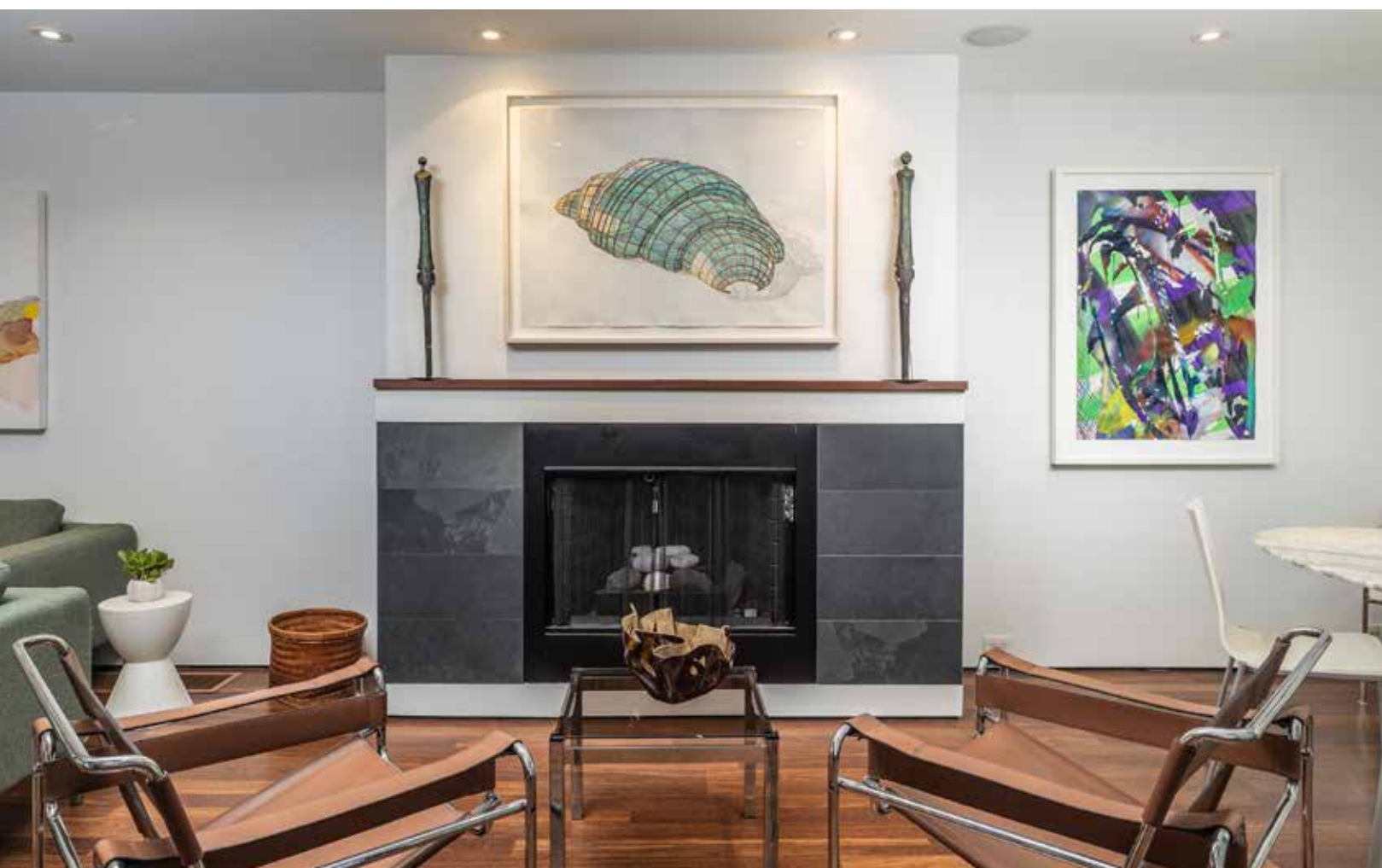


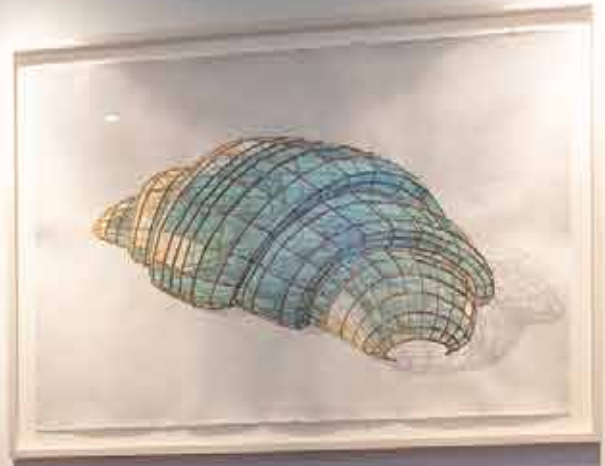
44

**LW** Leeanne  
Weld

## Welcome to 44 Standish Avenue

Fabulous three storey detached four bedroom home. Totally reimagined with contemporary aesthetic throughout. Many recent improvements, very stylish, a stunning opportunity. Beautiful Brazilian Ipe floors and radiant in-floor heating throughout, and dramatic glass and steel staircase. Airy and drenched in sunlight with multiple walkouts including from lower level, main, master bedroom and third floor bedroom. The main floor offers an open concept layout; a foyer with frosted glass walls and sliding glass door walking into the dining area at the front with a large floor to ceiling picture window overlooking the front garden. The living area offers a gas fireplace and is open to the kitchen at the back, which features a center island/breakfast bar, quartz countertops, high end Miele and KitchenAid appliances, pantry, and concealed office nook. The second floor features the spacious primary suite with a walk-in closet, office area, three piece ensuite washroom, and walk-out to a balcony overlooking the back patio and gardens, as well a second bedroom is offered on this floor complete with ensuite. The third floor features a washroom and two additional bedrooms, one with a walkout to a sundeck with lovely treetop views. The lower level has kitchenette, recreation room, plus an office/bedroom. A rare studio/workspace in rear of garden is attached to a single car garage, completing this special offering. Walk to area schools including Whitney PS and Branksome Hall.













## main floor

### Foyer

- Tile floor
- Wood front door with transom window
- Frosted glass walls
- Sliding glass doors to house
- Recessed halogen lighting

### Dining Room

- Ipe hardwood floors
- Open concept
- Large picture window overlooking front garden
- Recessed halogen lighting

### Living Room

- Heated ipe hardwood floors
- Open concept
- Gas fireplace with stone surround
- Dramatic glass and steel staircase
- Floor to ceiling transom window
- Recessed halogen lighting

### Powder Room

- Gerberit wall toilet
- Wall-to-wall cabinets and vanity
- Polished chrome fixtures and taps
- Wall mirror
- Broom closet
- Floating storage cabinets
- Window

### Kitchen

- Ipe hardwood floors
- Open concept
- Quartz countertops
- Centre island with breakfast bar and storage
- Recycling drawer
- KitchenAid stainless steel four burner gas range and oven
- KitchenAid stainless steel double door refrigerator with freezer drawer
- Panasonic stainless steel toaster oven
- Miele stainless steel built-in dishwasher
- Double stainless steel sink with brushed chrome fixtures and taps

- Office nook area
- Double doors walking out to deck and patio
- Pantry
- Built-in ceiling speakers
- Large picture windows with custom window coverings overlooking back garden
- Recessed halogen lighting

## second floor

### Primary Bedroom

- Heated ipe hardwood floors
- Two skylights with custom blinds
- Sitting area
- Spacious walk-in closet with custom built-ins
- Large picture window
- Walkout to balcony overlooking back garden and patio
- Recessed halogen lighting

### Three Piece Ensuite Washroom

- Tile floor
- Glass enclosed standing shower with bench
- Floating vanity with polished chrome fixtures and taps
- Polished chrome towel racks and hooks
- Floor to ceiling linen closet
- Double mirrored medicine cabinets
- Window with custom window treatment
- Recessed halogen lighting

### Den/Bedroom

- Ipe hardwood floors
- Wall-to-wall built-in cupboards and shelves
- Built-in ceiling speakers
- Large floor to ceiling picture window with pretty treetop views
- Recessed halogen lighting

### Three Piece Ensuite Washroom

- Tile floor
- Glass enclosed standing shower with bench
- Floating shelves
- Mirrored medicine cabinet
- Vanity with brushed chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

## third floor

### Landing

- Ipe hardwood floors
- Wall to wall closets
- Skylight
- Floor to ceiling two storey windows
- Recessed halogen lighting

### Bedroom

- Ipe hardwood floors
- Large picture window overlooking front garden
- Built-in window bench
- Wall sconces

### Four Piece Washroom

- Tile floor
- Soaker tub with bench surround and showerhead
- Large picture window with pretty treetop views
- Standing sink with polished chrome fixtures and taps
- Polished chrome towel rack
- Concealed wall medicine cabinet
- Wall sconces

### Bedroom

- Heated ipe hardwood floors with tile floor inlay by walkout
- Floating shelves
- Wall-to-wall built-in bench/ledge
- Double door walks out to private sundeck with treetop views
- Recessed halogen lighting

## lower level

- Heated ipe hardwood floors
- Wooden feature wall with concealed door to closet
- Under stair storage

### Office

- Heated ipe hardwood floors
- Double doors
- Custom wall-to-wall wooden bookshelves
- Large above ground window

- Recessed halogen lighting

### Laundry Room

- Tile floor
- Custom wooden sliding door
- Whirlpool Duet frontloading washer
- Whirlpool Duet frontloading dryer
- Laundry sink

### Three Piece Washroom

- Tile floor
- Glass enclosed standing shower
- Mirrored medicine cabinet
- Vanity with polished chrome fixtures and taps
- Wall sconces
- Recessed halogen lighting

### Kitchenette

- Combined with recreation room
- Heated ipe hardwood floors
- Quartz countertops
- Floating shelf
- Bar sink with polished chrome fixtures and taps
- Stainless steel bar fridge
- Recessed halogen lighting

### Recreation Room

- Heated ipe hardwood floors
- Custom built wall-to-wall shelving with built-in gas fireplace
- Built-in ceiling speakers
- Recessed halogen lighting
- Sliding glass doors to walk-up to back garden

## additional information

Taxes: \$13,991.05 (2024)

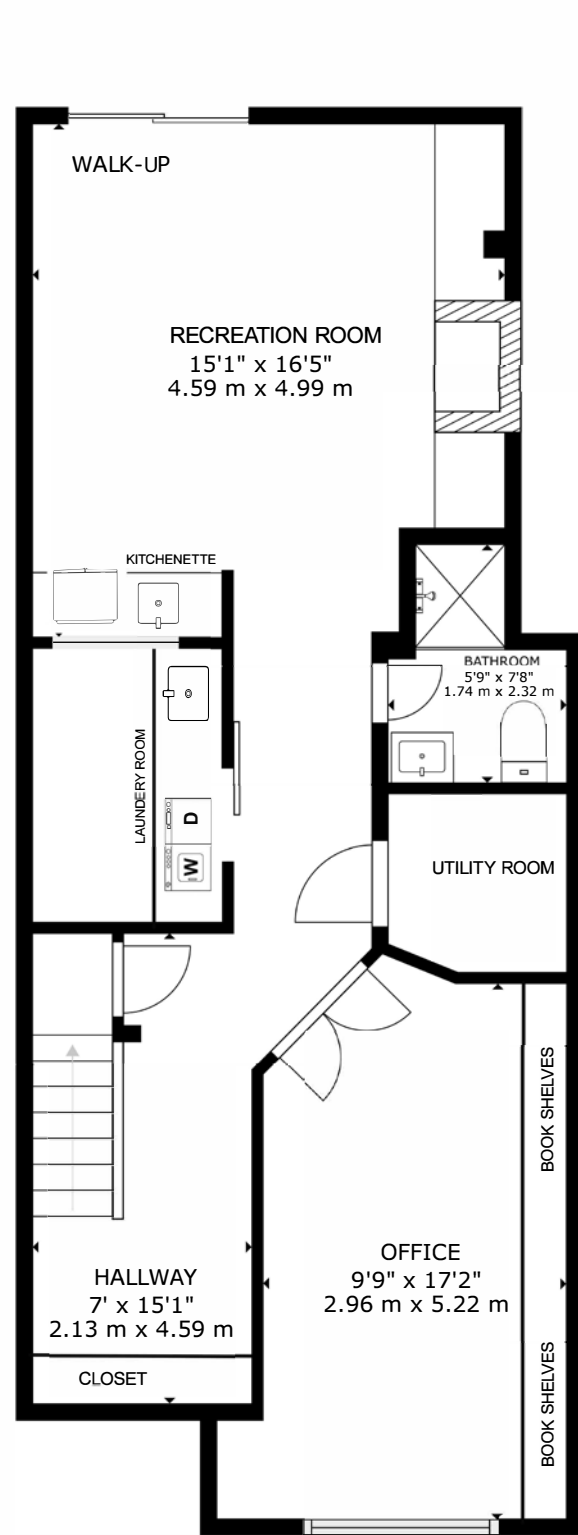
Lot Size: 25' x 136'

Possession: 90 Days / TBA

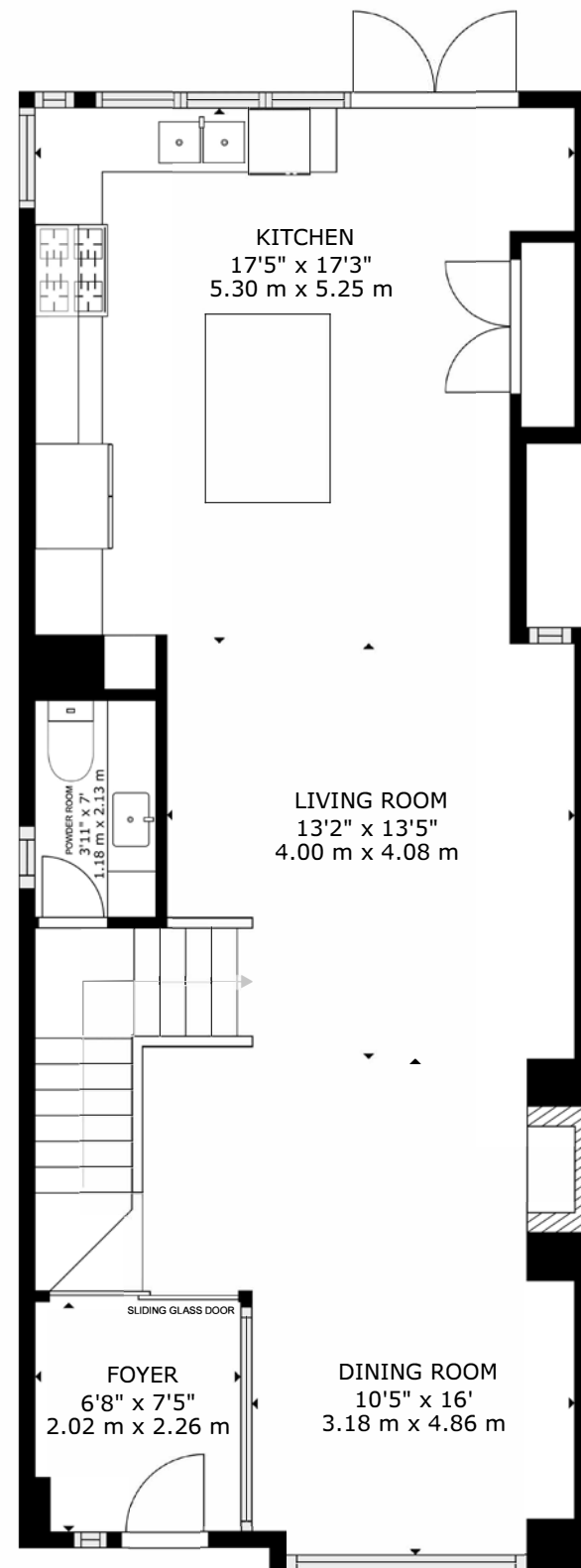
Inclusions: All kitchen appliances, washer, dryer, central vacuum and related equipment, all electric light fixtures, all custom window treatments, all built-in ceiling speakers, all custom built-ins, two HVAC systems.

Offered For Sale at \$3,395,000.<sup>00</sup>

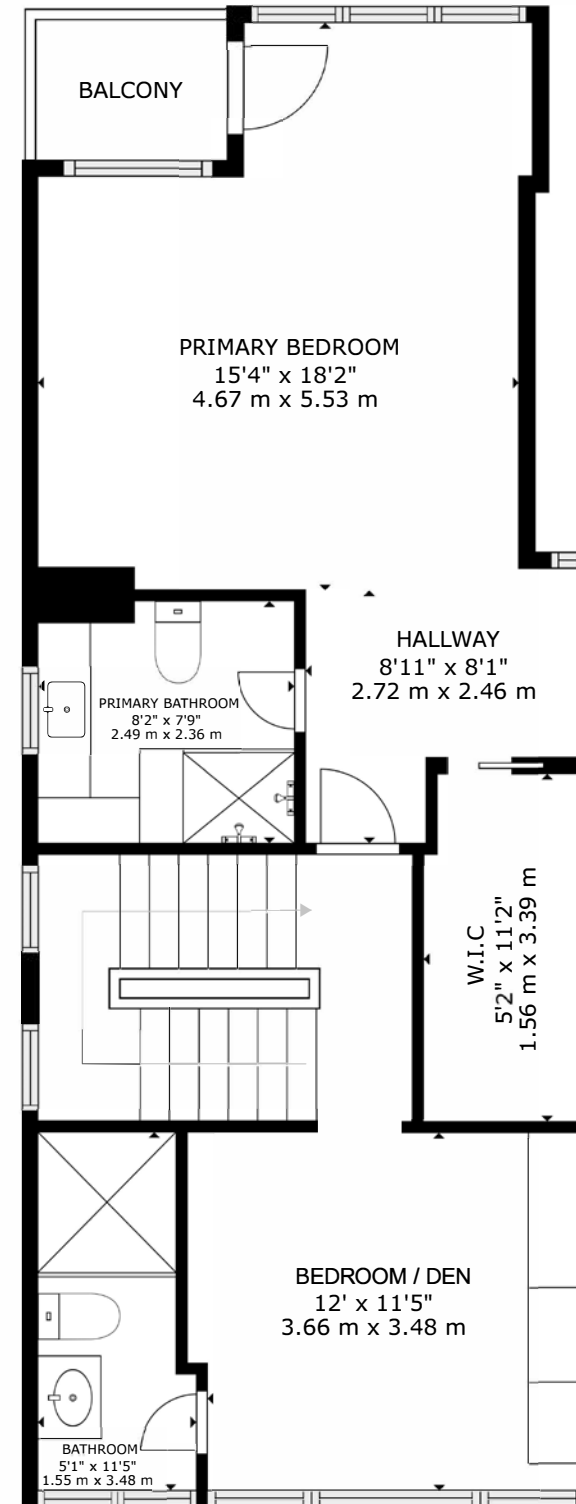




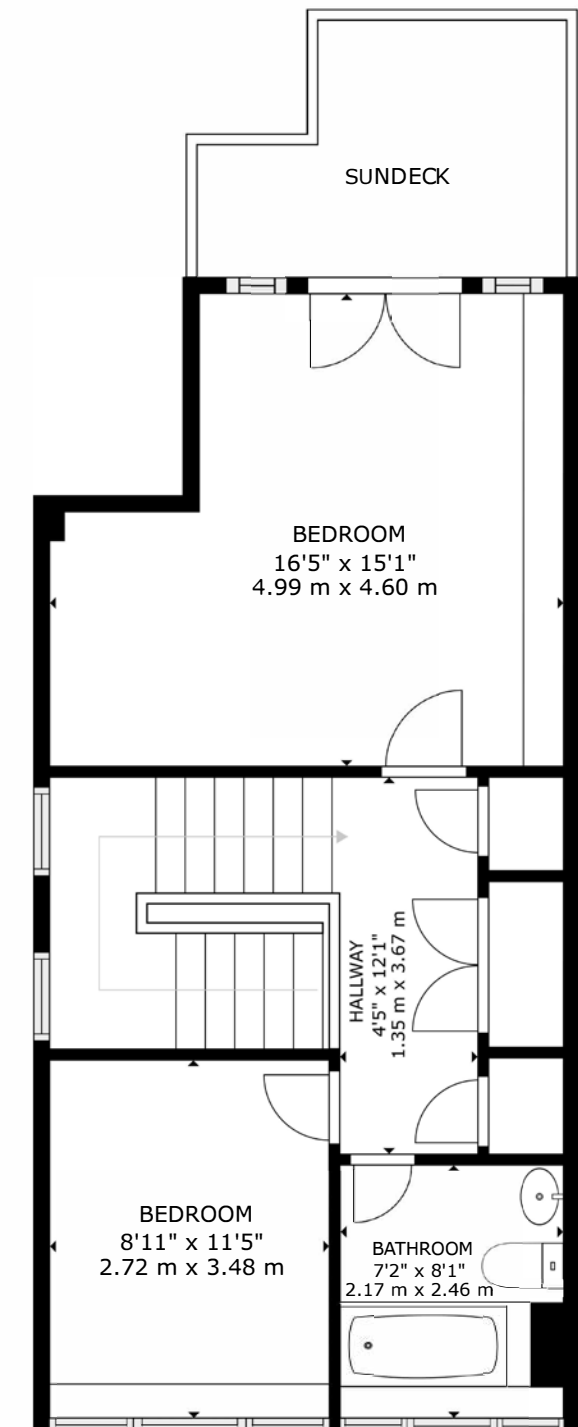
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA  
 LOWER LEVEL: 703 sq ft, 65.34 m<sup>2</sup>, MAIN FLOOR: 788 sq ft, 73.19 m<sup>2</sup>, SECOND FLOOR: 748 sq ft, 69.45 m<sup>2</sup>, THIRD FLOOR: 468 sq ft, 43.5 m<sup>2</sup>  
 EXCLUDED AREA; BALCONY: 110 sq ft, 10.16 m<sup>2</sup>  
 TOTAL: 2707 sq ft, 251.48 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.