

46 CASTLE FRANK ROAD

Property Details

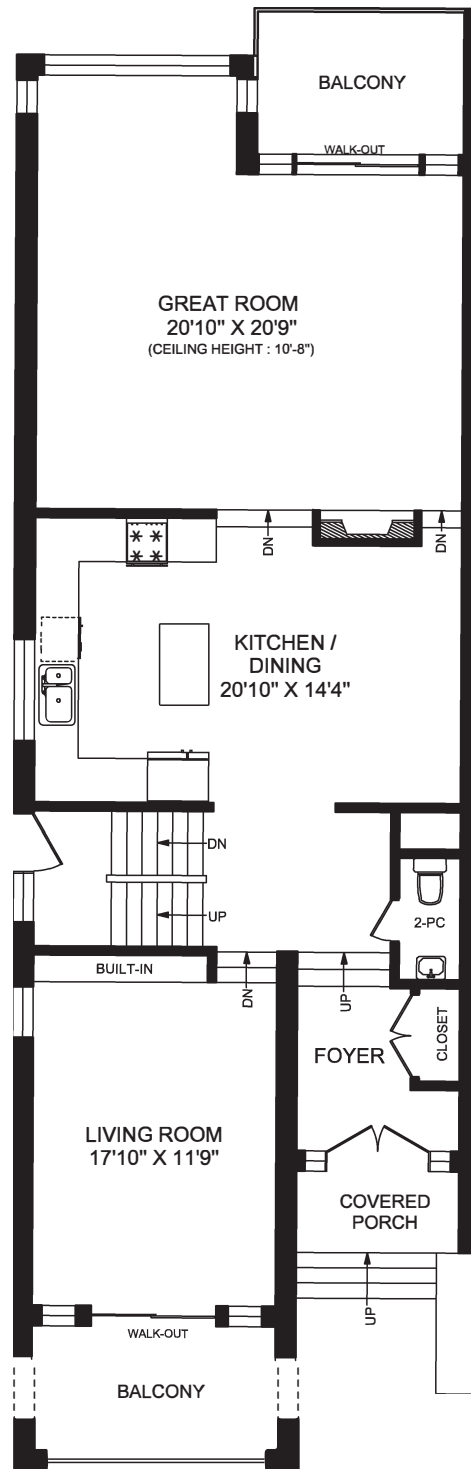
Taxes:	\$11,707.85 (2017)
Lot Size:	25 x 272.5 ft.
Square Footage:	Approx. 2,523 sq. ft. (+ 1,067 sq. ft. on the Lower Level)
Closing Date:	30 - 60 days / to be determined
Parking:	Built-in one car garage & private driveway

Inclusions: KitchenAid fridge, Blue Star gas cooktop/oven, Panasonic microwave, KitchenAid dishwasher; Samsung washer & dryer; built-in cabinetry, attached shelves and closet organizers; all electric light fixtures; window blinds; built-in speakers; bathroom vanity mirrors; tankless water heater

Exclusions: any and all artwork; any audio / visual equipment / brackets; all household + patio furniture

Pertinent Property Details:

- 200 amp and upgraded hydro electric service from the street
- Renovated lower level with radiant floor heating in most areas
- Newer windows on main level and upper east side of the house
- Updated skylight
- Updated one inch water supply line from the city
- Two updated furnaces, two updated ACs and & updated tankless water heater
- Updated shed
- Updated drain and back flow valve in furnace room
- Built-in Sonos compatible speakers
- New range with four year extended warranty
- Roof over master bedroom balcony replaced



Main Floor
1,305 Square Feet

For more information regarding this property, please contact Christian, Paul and Fran at (416) 960-9995

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Foyer

- Hardwood flooring
- Elegant entry door
- Double closet with custom built-in organizers
- Recessed halogen lighting

Living Room

- Hardwood flooring
- Built-in bookshelves
- Walk-out to balcony
- Sliding balcony doors
- Track lighting

Dining Room

- Hardwood flooring
- Open concept
- Vaulted ceiling
- Five skylights
- Built-in speakers
- Track lighting

Kitchen

- Modern
- Hardwood flooring
- Granite countertops
- Mosaic glass tile backsplash
- Centre island with breakfast bar
- Window
- Stainless steel appliances
- KitchenAid fridge
- Blue Star gas cooktop / oven
- KitchenAid dishwasher
- Panasonic microwave
- Stainless steel venthood
- Stainless steel double sink
- Recessed halogen lighting & under cabinet lighting

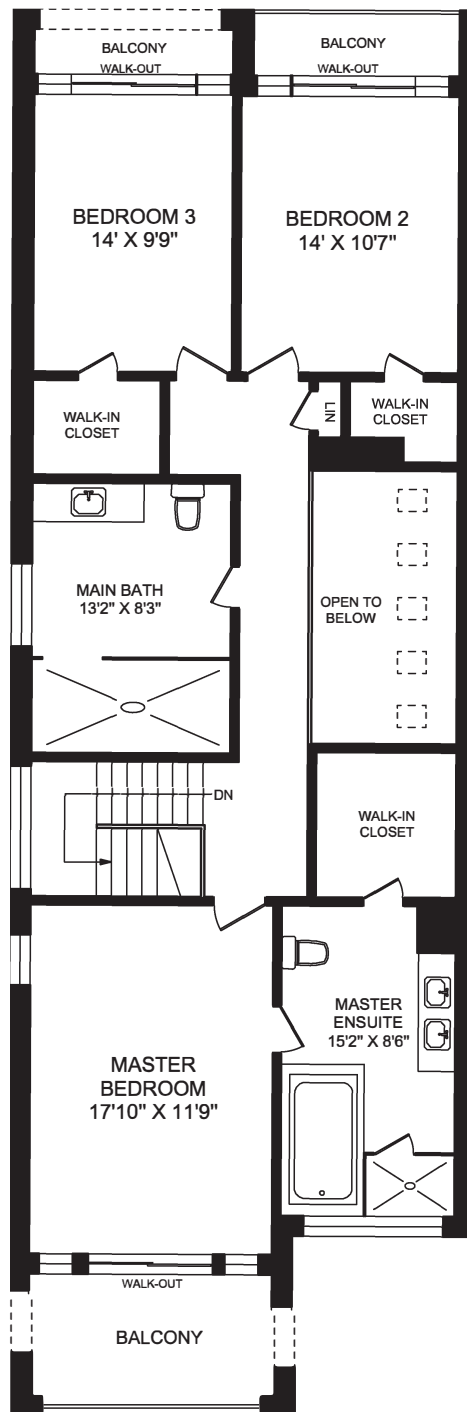
Great Room

- Hardwood flooring
- Wood-burning fireplace
- Bay window
- Walk-out to balcony
- Floor to ceiling sliding balcony doors
- Built-in speakers
- Mirrored wall
- Track lighting

Powder Room

- Two piece
- Hardwood flooring
- Toto toilet
- Recessed halogen lighting

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Second Floor
1,218 Square Feet

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Stairway to Second Floor and Upper Foyer

- Open riser staircase
- Linen closet
- Gallery view over Dining Room below
- Glass block window

Master Bedroom

- Broadloom
- Walk-in closet with custom built-in organizers
- Walk-out to balcony
- Sliding balcony doors
- Side window
- Mirrored glass wall
- Track lighting

Master Bedroom Ensuite Bathroom

- Five piece
- Heated stone flooring
- Custom vanity
- Two undermounted sinks
- Soaker tub
- Glass shower surround
- Toto toilet
- Honed stone countertops
- Mirrored wall
- Recessed halogen & three wall sconce light fixtures

Second Bedroom

- Broadloom
- Walk-out to balcony
- Sliding balcony doors
- Walk-in closet
- Track lighting

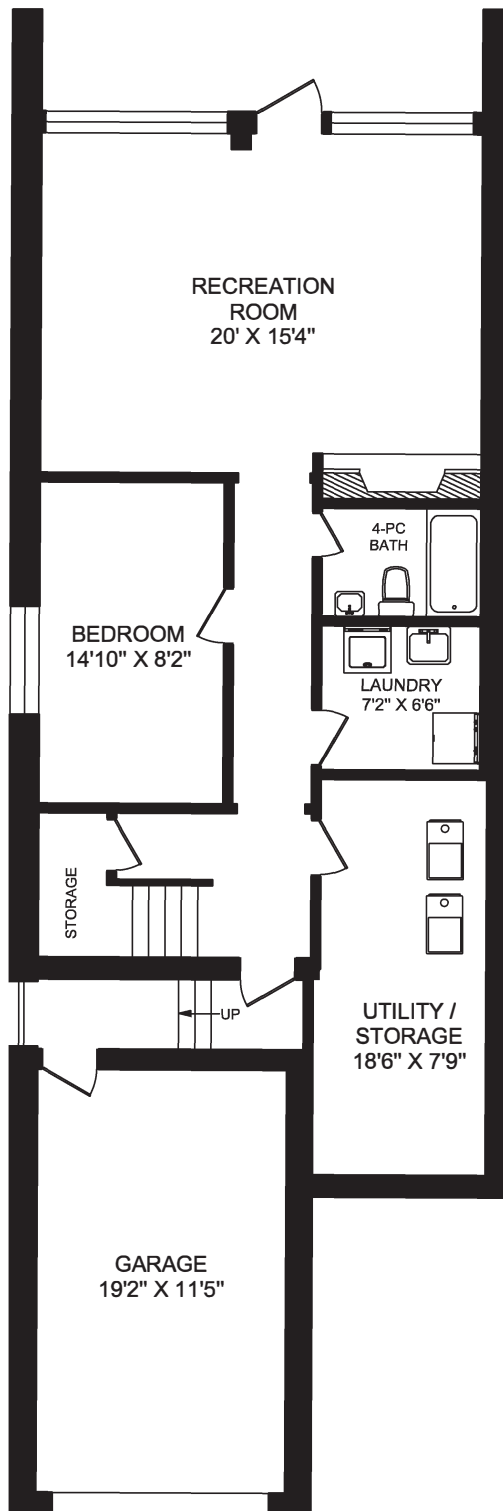
Third Bedroom

- Broadloom
- Walk-in closet
- Sliding balcony doors
- Walk-out to balcony

Main Bathroom

- Three piece
- Heated stone flooring
- Custom vanity
- Undermounted sink
- Honed stone countertop
- Large stone / glass shower
- Toto toilet
- Glass block window
- Recessed lighting

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Hallway

- Heated porcelain tile flooring
- Storage area under stairs
- Access to garage via corridor
- Recessed halogen lighting

Recreation Room

- Heated porcelain tile flooring
- Large window
- Walk-out to back garden
- Sliding patio doors
- Recessed halogen lighting

Fourth Bedroom

- Heated porcelain tile flooring
- Window with venetian blinds
- Double closet
- Recessed halogen lighting

Laudry Room

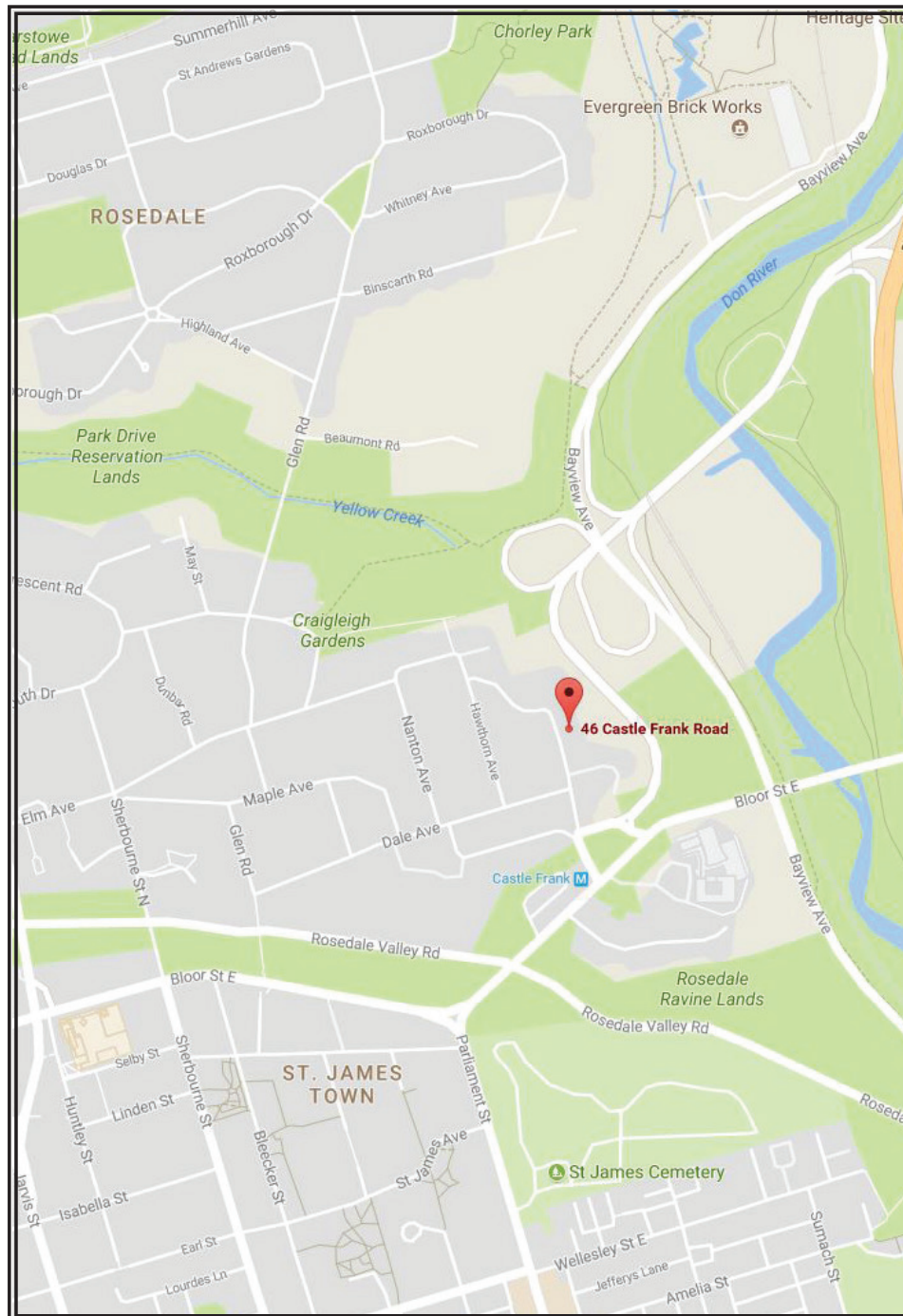
- Heated porcelain tile flooring
- Laundry sink
- Samsung washer
- Samsung dryer
- Built-in cabinets

Bathroom

- Four piece
- Heated porcelain tile flooring
- Vintage bathroom
- Recessed halogen lighting

Lower Level
1,067 Square Feet

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