

# 5 ST. EDMUND'S DRIVE

## Property Details

<b>Taxes:</b>	\$16,528.10 / 2019
<b>Lot Size:</b>	176.14 x 50.1 ft. (+ R.O.W. and irregular as per 1991 survey)
<b>Square Footage:</b>	Approx. 4,410 sq. ft. + ( 1,380 sq. ft. in the lower level)
<b>Closing Date:</b>	February 3rd, 2020 / to be determined
<b>Parking:</b>	Attached two car garage & private double drive

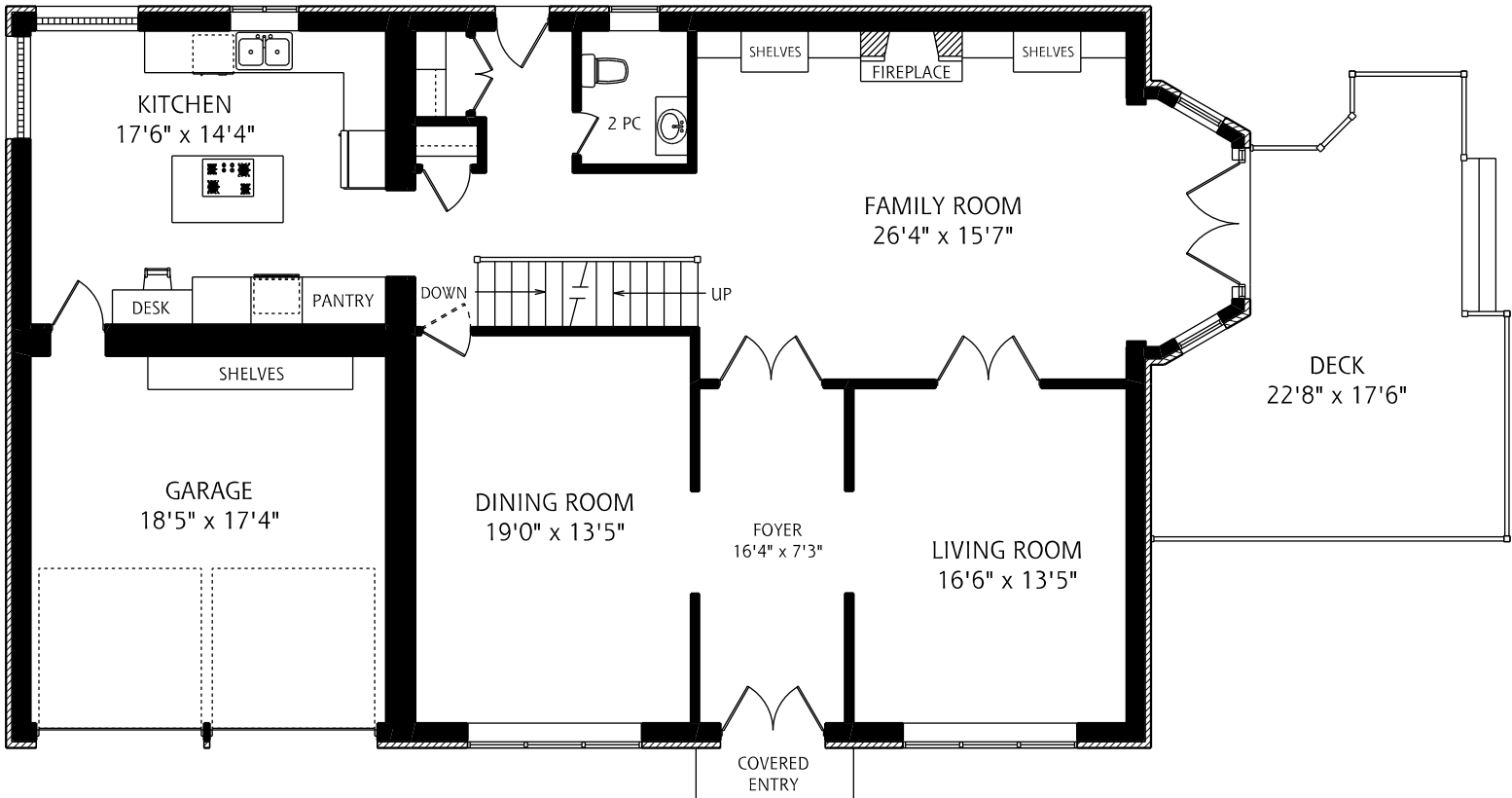
**Inclusions:** Fridge by Sub-Zero, oven by Jenn-Air, gas cooktop by Jenn-Air, dishwasher by Miele, microwave by Panasonic; Washer by GE Profile, Dryer by LG; all window coverings and blinds; all broadloom where laid; built-in cabinetry, attached shelves and organizers; bathroom vanity mirrors; all electric light fixtures (except dining room chandelier); two auto garage door openers and two remotes; built-in speakers; gas fire pit; garage and shed shelves and irrigation system; central vacuum / hose / equipment

**Exclusions:** any and all artwork; all household and patio furniture; all hanging mirrors outside of bathrooms; dining room chandelier; gas BBQ; any and all audio / visual equipment (except as noted in inclusions)

**Rental items:** Direct Energy hot water tank

### Exterior Details:

- Professionally landscaped gardens and lawns
- Irrigation system
- Newer low-maintenance dining deck
- Stone patio with natural gas fire pit
- Double car garage with shelves, new doors and new openers



**Main Floor**  
**1,760 Square Feet**

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

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## Foyer

- Double exterior entry doors with windows
- Upper level window
- Marble tile flooring, with black granite border
- Vaulted two-storey ceiling
- Crown moulding
- Interior double French doors into Family Room
- Drum shaded chandelier
- Wall sconce lighting

## Living Room

- Hardwood flooring
- Wall speakers
- Crown moulding
- Large window, overlook woodlands
- Custom draperies
- Interior double French doors into Family Room
- Recessed lighting

## Dining Room

- Formal room
- Hardwood flooring
- Grass-cloth wallpaper
- Wall speakers
- Crown moulding
- Wainscoting
- "Butler's" service door to back hallway
- Large window, overlooking woodlands
- Custom draperies
- Track lighting for art work

## Eat- In Kitchen

- Hardwood flooring
- Centre island
- Glass display cabinets and desk area
- Pantry
- Granite countertops
- Mirrored backsplash
- Fridge by Sub-Zero
- Oven by Jenn-Air
- Gas cooktop by Jenn-Air
- Dishwasher by Miele
- Microwave by Panasonic
- Corner glass block privacy windows in breakfast area
- Window over double sink
- Direct access to garage
- Recessed lighting
- Contemporary pendant light fixture over breakfast table

## Family Room

- Herringbone wood flooring
- Built-in bookshelves, glass display units, and cabinetry
- Gas fireplace, with marble facing
- Large bay window with exterior garden glass doors
- Walk-out to garden, deck, and stone patio
- Bose wall-mounted speakers
- Crown moulding
- Recessed lighting

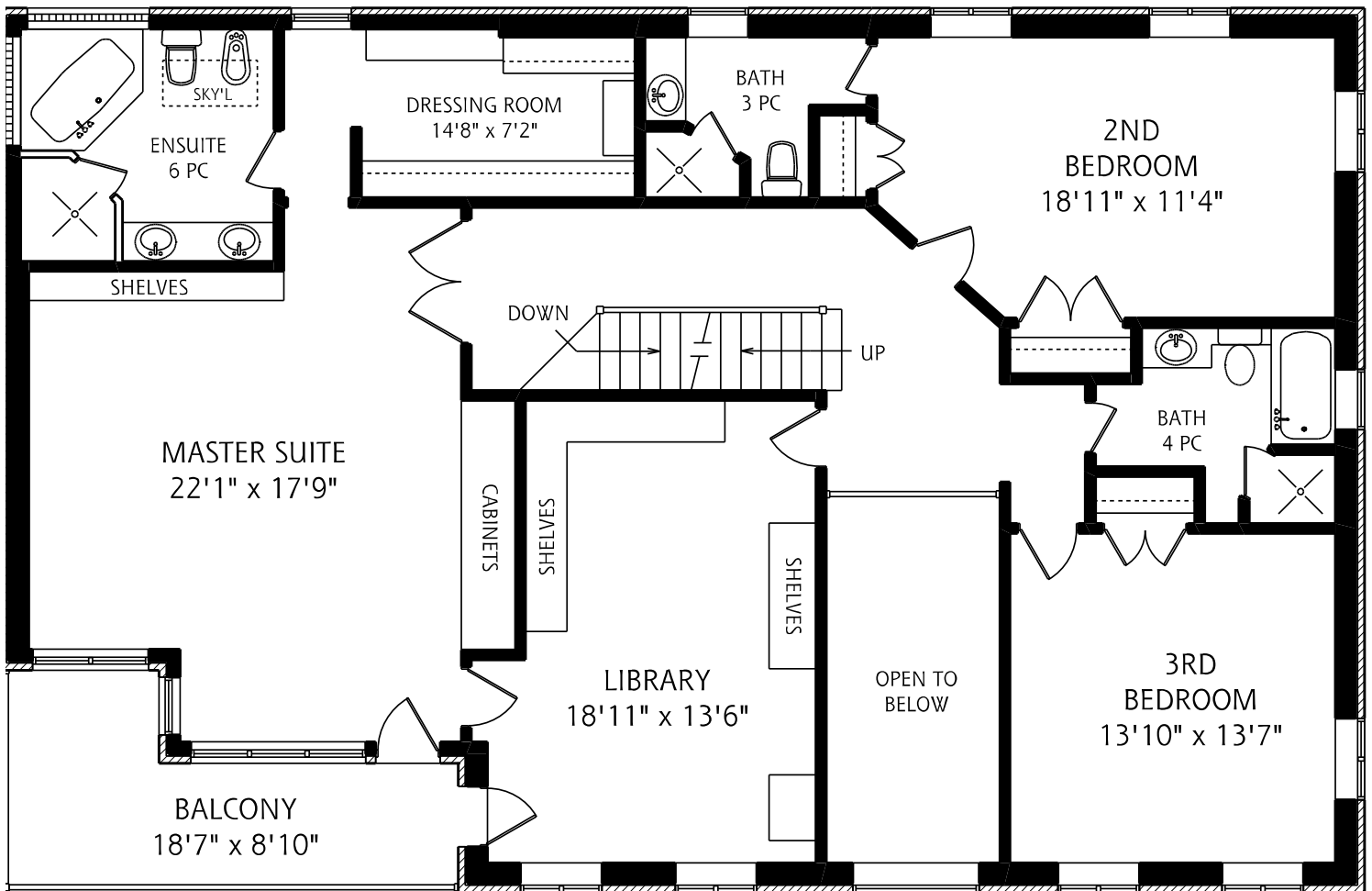
## Mud Room Area

- Ceramic tile flooring
- Double closet
- Exterior Dutch style door
- Open concept
- Elegant staircase
- Contemporary crystal teardrop chandelier

## Powder Room

- Marble tile flooring, with black granite border
- Pedestal sink
- Framed mirror
- Window
- Designer wallpaper
- Crown moulding
- Two wall sconces

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**Second Floor**  
**1,935 Square Feet**

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## Hallway

- Hardwood flooring
- Overlooks front foyer
- Crown moulding
- Recessed lighting

## Master Bedroom Suite

- Broadloom
- Walk-in closet with built-in organizers
- Built-in bookshelves & cabinets
- Walk-out to balcony
- Access to library
- Large windows
- California shutters
- Tray ceiling
- Crown moulding
- Recessed lighting

## Master Bedroom Bathroom

- Six piece
- Marble tile flooring and walls
- Elongated vanity with his and hers undermounted sinks
- Marble countertop
- Large mirror
- Corner glass block privacy windows
- Shower with glass enclosure and marble tile surround
- Air-Jet corner soaker tub
- Skylight
- Recessed lighting
- Wall sconce lighting

## Library

- Broadloom
- Built-in bookshelves and drawers
- Walk-out to balcony
- Two windows
- Recessed lighting

## Second Bedroom

- Broadloom
- Two closets
- Three windows
- California shutters
- Crown moulding
- Ceiling mounted lighting

## Second Bedroom Ensuite Bathroom

- Three piece
- Tile flooring
- Window
- Corner shower with glass door and tile surround
- Mirror

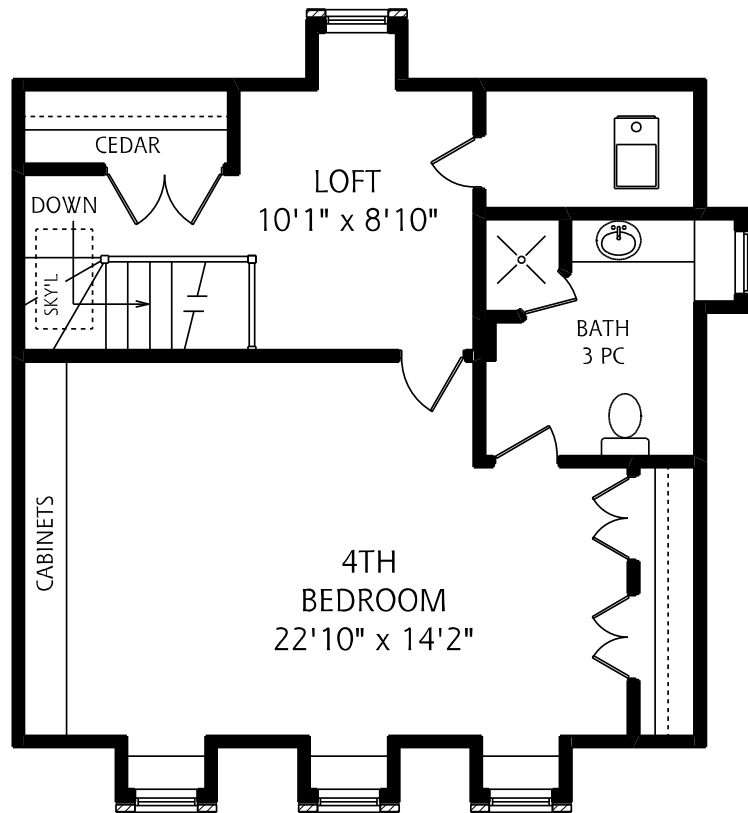
## Third Bedroom

- Broadloom
- Closet
- Three windows
- Roman blinds
- Crown moulding
- Ceiling mounted lighting

## Main Bathroom

- Four piece
- White tile flooring and walls
- Tub
- Corner separate shower with glass door and tile surround
- Window
- Mirror
- Wall sconce lighting

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**Third Floor**  
**715 Square Feet**

### Hallway

- Hardwood flooring
- Double cedar closet
- Access to upper mechanical area
- Homework area
- Dormer window
- Recessed lighting

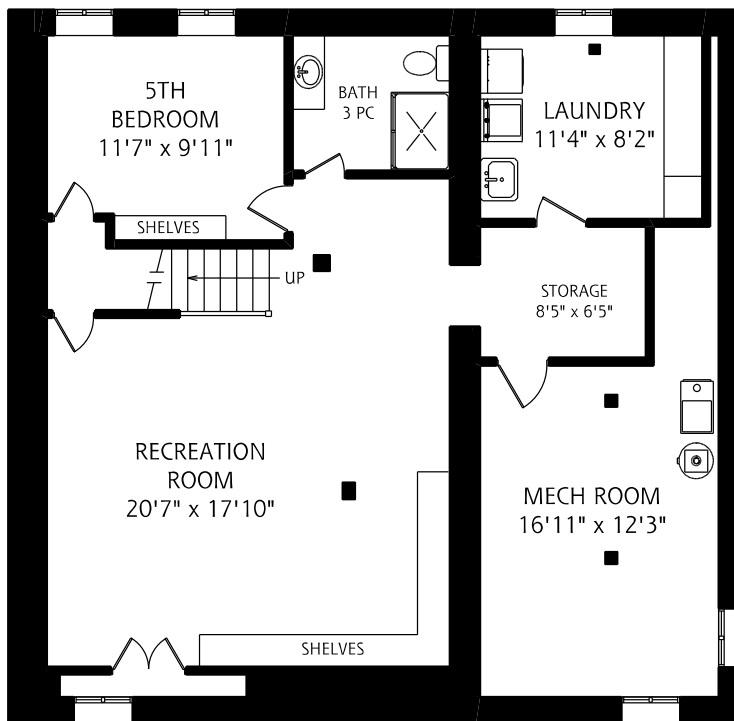
### Fourth Bedroom

- Loft-like
- Broadloom
- Built-in cabinets and shelves
- Two closets
- Three dormer windows with seating banquettes
- Track lighting

### Fourth Bedroom Bathroom

- Three piece
- Tile flooring
- Shower with glass door and tile surround
- Window

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**Lower Level**  
**1,380 Square Feet**

### Recreation Room

- Laminate wood flooring
- Open concept
- Built-in cabinets & shelves
- Recessed lighting

### Office

- Broadloom
- Built-in bookshelves, desk & filing cabinets
- Two windows
- Recessed lighting

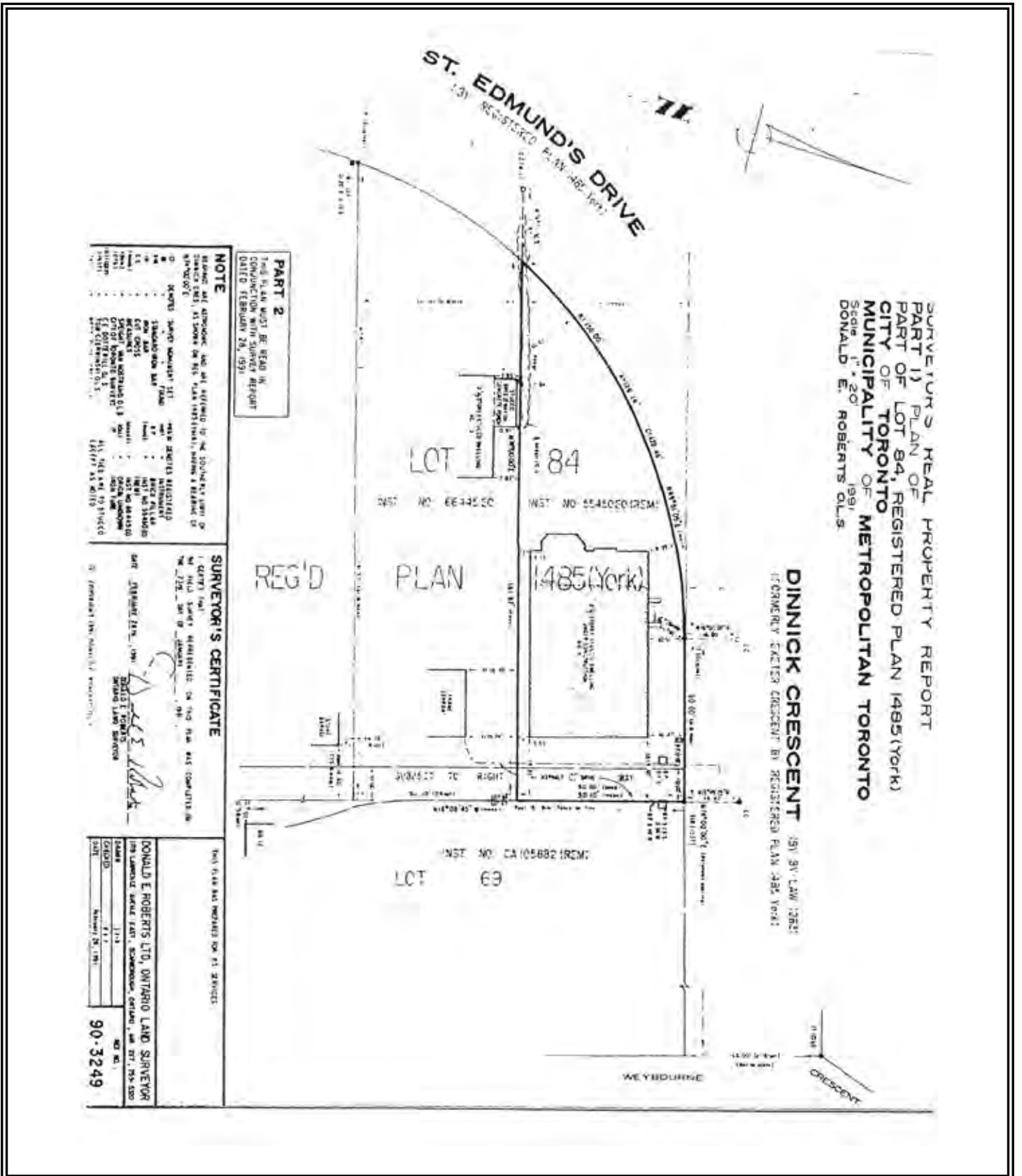
### Bathroom

- Three piece
- Tile flooring
- Shower

### Laundry room

- White tile flooring
- Washer by GE Profile
- Dryer by LG
- Stainless steel sink
- Window
- Drying rack
- Built-in cupboards
- Fluorescent lighting

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SURVEYOR'S REAL PROPERTY REPORT  
 PART 1) PLAN OF  
 PART OF LOT 84, REGISTERED PLAN 1485 (York)  
 CITY OF TORONTO  
 MUNICIPALITY OF METROPOLITAN TORONTO  
 Scale 1" = 20'  
 DONALD E. ROBERTS O.L.S. 1991

**DINNICK CRESCENT** (S/V 34' LAW 1982)  
 (FORMERLY FACTORY CRESCENT BY REGISTERED PLAN 345 YORK)

**ST. EDMUND'S DRIVE**  
 (S/V REGISTERED PLAN 382 1981)

**LOT 84**

**REG'D PLAN 1485 (York)**

**LOT 69**

**PART 2**  
 THIS PLAN MUST BE READ IN  
 CONNECTION WITH SURVEY REPORT  
 DATED FEBRUARY 29, 1991

**NOTE**

- BEARING AND DISTANCE ARE SET OFF FROM THE 100' END EXTENSION OF  
 SURVEY TIES, AS SHOWN ON THIS PLAN INSTRUMENT, BEING A REFERENCE TO  
 AN ANGLE OF 90 DEGREES.
- ALL DIMENSIONS SHOWN ON THIS PLAN INSTRUMENT ARE IN METERS.
- |              |               |                 |                  |                   |                    |                     |
|--------------|---------------|-----------------|------------------|-------------------|--------------------|---------------------|
| 1. 1:100     | 2. 1:50       | 3. 1:25         | 4. 1:12.5        | 5. 1:6.25         | 6. 1:3.125         | 7. 1:1.5625         |
| 8. 1:0.78125 | 9. 1:0.390625 | 10. 1:0.1953125 | 11. 1:0.09765625 | 12. 1:0.048828125 | 13. 1:0.0244140625 | 14. 1:0.01220703125 |

REG'D PLAN

**SURVEYOR'S CERTIFICATE**

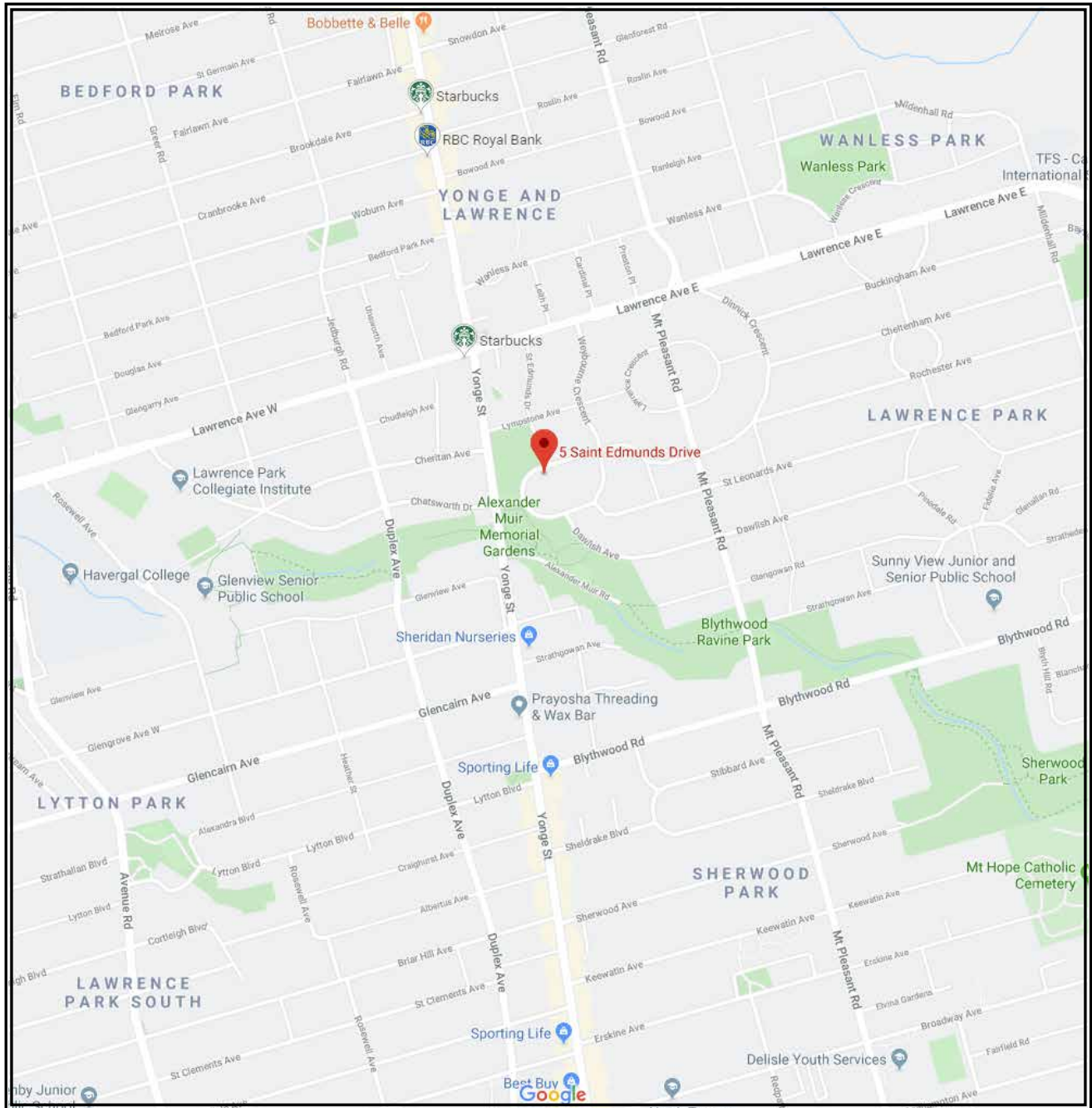
I, DONALD E. ROBERTS, O.L.S. 1991, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE PROVINCE OF ONTARIO AND THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE ABOVE PROPERTY AND THAT THE RESULTS THEREOF ARE SHOWN ON THIS PLAN INSTRUMENT. I HAVE BEEN COMPENSATED FOR THE ABOVE SERVICES.

DONALD E. ROBERTS LTD, ONTARIO LAND SURVEYOR  
 109 LAMBTON AVENUE, TORONTO, ONTARIO, CANADA, M5R 1S5  
 (416) 593-3249

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