

32 Ellis Park Road
Offered for sale at \$2,200,000

Incredible High Park!

Simply stated...this is an opportunity of a lifetime.

Fabulous and meticulously renovated 4 bedroom family home overlooking the endless green of the park.

Spacious, bright and amazing. Professionally landscaped LOW maintenance perennial garden.

Perfectly located, just steps to everything that matters!

The park at your doorstep, renowned local schools, easy access to Bloor Street ambiance and subway.

Watch the seasons change from your slice of heaven in the city!

Bedrooms:	4 + 1
Bathrooms:	1 – 5 piece, 1 – 4 piece, 1 – 3 piece, 1 – 2 piece
Lot Size:	50 x 86.08 feet as per MPAC, irregular
Taxes:	\$9,395.39 / 2017
Possession Date:	60 days / to be arranged
Parking:	private drive, detached garage
Heating:	high efficiency forced air gas
Cooling:	high efficiency central air conditioning
Inclusions:	existing: Whirlpool Gold fridge, Bosch dual fuel stove (gas/electric), Bosch built in dishwasher, exhaust hood, washer, gas dryer, broadloom where attached, electric light fixtures, alarm system (additional monitoring fee), high efficiency gas burner and equipment, high efficiency air conditioning system, instant hot water
Exclusions:	dining room electric light fixture, 2 second floor bookcases

Additional Property Details and Features:

- James Hardie exterior fibrous cement siding, never needs to be painted, with a 30 year warranty for the siding, 15 year warranty for the trim
- Resilient sound proofing steel channels applied to ceiling of main floor
- Hardwood floors on main floor and stairs – 3/4” solid maple
- Hardwood floors on second floor – 3/4” birch
- Positive energy audit – gas costs were \$816.43 for 2016
- Entire house wrapped in 2” insulating Styrofoam R10
- Insulation between upper and lower floor for sound dampening
- Sound dampening insulation between all walls on upper floor
- 7.1 surround sound speakers at rear
- Cat6 (ethernet) and Coaxial (TV) installed throughout
- Remote controlled gas fireplace
- Nest thermostat
- 200 amp electrical service
- LED exterior lighting
- Triple pane glass in main 5 x 13 picture window
- New garage door and opener - 2016
- New driveway – 2014
- Front landscaping – 2014
- Rear landscaping – 2017
- 1 inch water intake pipe
- Security system installed with motion, glass break, door sensors, smoke and carbon monoxide detectors
- 5 minute walk to High Park Subway, 5 minute walk to Bloor West Village, 20 minute walk to Bloor Union-Pearson Express