

25 SUNNYDALE DRIVE

Welcome to 25 Sunnydale Drive, a sensational new build in the heart of Sunnylea! All new in 2021, from the foundation up, boasting brick and stone construction. 3 years remaining on the Tarion warranty for your peace of mind. Exceptional and versatile layout with all the bells and whistles! 4 + 1 bedrooms, 5 baths and beautifully developed lower level with soaring 9 foot ceilings. Primary bedroom with sumptuous ensuite bath, incredible built-ins, cathedral ceiling and balcony. Stunning open and modern kitchen/family room with quartz countertops, walk out to deck, porcelain slab feature wall with fireplace insert, 10 foot ceilings and oodles of natural light! Lower level, garage and washrooms with heated floors (with the exception of the powder room). Professionally landscaped with private fenced garden and patio - perfect for entertaining guests or just relaxing. Sought after local schools. Brilliantly located in close proximity to the Kingsway shops and restaurants, subway & parklands...and just 15 minutes to Pearson, Billy Bishop and Bay Street!

Property details:

Bedrooms:	4 + 1
Washrooms:	2 – 4 piece, 2 – 3 piece, 1 – 2 piece
Taxes:	\$10,253.96 / 2023
Lot Size:	40 x 92.91 feet
Possession:	60/90 days / to be arranged
Parking:	double private driveway, built in single garage
Inclusions:	existing JennAir stainless steel appliances: built in wall oven/microwave, 6 burner gas cooktop, 42" built in fridge, built in dishwasher; exhaust fan, 2nd floor washer and dryer, lower level stacked washer and dryer, 2 wine/dual zone beverage coolers, built in speakers, heated basement floors, heated garage floor, heated bathroom floors (except main floor powder room), existing blinds (automatic blinds in kitchen/family room), CVAC and attachments, automatic garage door opener with remote, security system (not activated/additional monitoring fee), high efficiency gas furnace and air conditioning, HRV air exchange unit with integrated mechanical system with dual purpose hot water tank
Exclusions:	electric light fixture in living room/dining room

Kitchen:

- Modern kitchen cabinets with extended uppers; upper and lower LED lighting
- Quartz countertops, backsplash and island
- JennAir stainless steel appliances including combination wall oven/microwave, 6 burner gas cooktop, 42" built in fridge, built in dishwasher
- Custom heavy duty stainless steel exhaust venting system at cooking station
- Coffee centre with built in dual zone beverage cooler
- Undermount double bowl stainless steel sink with single lever pullout faucet
- Automatic blinds in kitchen/family room
- Walk out to deck from kitchen

Bathrooms:

- Barrier free master ensuite featuring elegant soaker tub with LED accents; enclosed quartz finished shower bench/10 inch rain shower head and 4 zone jet body spray; Panasonic whisper quiet exhaust fan venting
- All second floor baths have LED wall mounted lighting and/or pot lighting, heated flooring, porcelain tiles up to and including ceilings in shower stalls and bath enclosures, frameless clear glass shower enclosures and door
- Thermostatic temperature balancing controls in showers/tubs
- All shower and bath enclosures finished with water resistant board and secondary Aqua Guard waterproofing

Flooring:

- ¾ inch T&G spruce plywood subfloor with engineered floor joists, glued and screwed prior to installation of finished flooring
- 5 ¼ inch prefinished engineered flooring throughout home, including main/upper/lower levels

Interior:

- Ceiling heights: 10 foot main floor, 9 foot upper and lower level (with variances for structural/mechanical requirements)
- Staircase including oak treads/risers, oak handrails with glass panels fixed with stainless steel hardware, multilayer staining/satin finish coating
- Floor finished with 24 x 48 inch porcelain tile
- Book matched porcelain tile slab feature wall with electric fireplace insert
- 8 inch baseboard/3 ½ inch casings, work completed with first grade American poplar and minimal use of MDF
- Closets are a combination of organizers and melamine shelving
- Custom solid 1 ¾ inch three panel shaker doors with black satin finished hardware
- Washable (low VOC) paint through the house, quality Benjamin Moore paint
- All woodwork including doors/casings/baseboards painted with pearl finish
- All ceilings finished smooth flat
- Lower level completely finished with bedroom/office, 3 piece ensuite plus stacked washer/dryer, recreation room/exercise/theatre enclosed with glass doors, complete wet bar with wine and dual zone beverage cooler, surround sound ready, natural stone feature wall with electric fireplace insert
- Central vacuum system

Mechanical:

- High efficiency furnace and air conditioning, HRV air exchange unit with integrated mechanical system and dual purpose hot water tank
- Lower level floor with 4 zone in floor radiant heating system
- Concrete garage slab with radiant heating system

Lighting:

- Custom light fixtures and LED pot lighting with a mix of one touch/manual dimming capability and two zone wi-fi ready capability
- 200 amp electrical service/circuit breakers/copper wiring throughout

Exterior:

- Complete new build, including new foundation, with 3 years remaining on the Tarion Warranty
- Brick, natural stone, limestone sills, stucco and assimilated wood panel boards
- Energy star rated colour coordinated, maintenance free, Low E Argon vinyl windows and basement sliders
- 8 foot fiberglass front entry door with sidelight and transom
- Oversized insulated sectional roll up garage door/ultra quiet skyjack belt drive door openers/entry pad/wi-fi capable
- Concrete front porch finished with natural flagstone and glass panel railing
- 10 foot reinforced concrete basement walls with membrane waterproofing and weeping tiles, operational sump pump
- Paved driveway with base and topcoat, interlocking stone front walkway
- Exterior door upgraded with multi point locking system
- All windows and outside frames caulked
- Garage walls drywalled, taped/primed/painted/gas proofed, epoxy finished heated floor
- Cold water tap in garage
- 2 inch rigid insulation bordering basement concrete slab around foundation
- Exterior frame fully insulated R24/basement foundation walls, R24 finished to top of concrete slab
- House sealed with air/vapour barrier with R3.5 thermal break insulation to minimize air infiltration and increase energy conservation
- R31 energy saving spray foam insulation in garage ceiling
- Extensive air-seal package on all exterior doors and windows with polyurethane spray foam/extensive caulking for improved energy conservation and draft protection
- Plumbing run to side of the house – provisions ready for installation of irrigation system
- Electrical conduit rough in for Electric Vehicle Charger in garage