8 Foxbar Road

Features:

Bedrooms: Four.

Bathrooms: Five.

Lot Size: 20 by 86.90 feet - irregular, see survey.

Parking: Built-in garage with one parking spot and private drive with parking for up to two cars.

Property Taxes: \$10,057.27 / 2021.

Possession: 90 days / Speak to listing agents.

Superb townhome on quiet one-way block in the Yonge and St. Clair neighbourhood.

Pretty principal spaces showcase tall ceilings, custom paneling, built-ins and excellent use of space.

Open-concept kitchen and family room space with large walk-in pantry.

Family room with gas fireplace and two large walk-outs which overlook the rear deck.

King-sized primary bedroom suite with a walkin closet that is outfitted with custom cabinets and drawers.

Superb five-piece ensuite bathroom with double vanity and separate tub and shower.

Convenient second-floor laundry with front-loading washer and dryer.

Large second bedroom suite overlooks Foxbar and is outfitted with a double closet and fourpiece ensuite bathroom.

Impressive third floor with two large bedroom spaces and filled with light.

Rear bedroom could be used as home gym, home office or guest suite with walk-out to terrace.

Lower level with excellent recreation room, secondary laundry room option, and loads of storage space.

Direct access to built-in single car garage plus parking for up to two cars in private driveway.

Tall ceilings on every level enhance the cubic square footage the home offers.

The home is also roughed in for an elevator which would carry from the lower level directly up to the third floor.

Superbly built and perfectly maintained, this is a turn-key option for Toronto's downsizers or families seeking this highly convenient location.

MAGGIE LIND & CARI COGAN Sales Representatives

Inclusions:

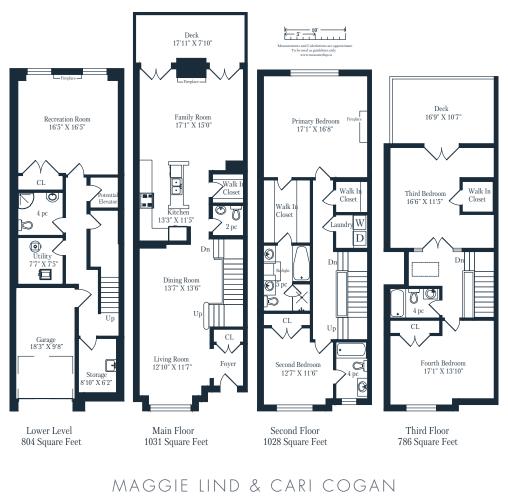
Existing appliances including KitchenAid fridge/freezer, Frigidaire oven, LG microwave, Frigidaire dishwasher, shelving in pantry, white shelves in cold cellar, NuTone central vacuum (in as-is condition), garage door opener and related remote, all bathroom mirrors except those specifically noted, all blinds, Samsung front loading washer and dryer. Island light fixtures and exterior light fixtures. Central air conditioning and equipment. Gas burner and equipment. Electric stovetop. Gas fireplaces in family room and lower level, electric fireplace in primary bedroom.

Exclusions:

Wall mounted television and sound bar in family room, television in primary bedroom, grey clothes shelves in lower level storage room, hanging mirror in primary bedroom, curtains, curtain rods and all interior and exterior electric light fixtures except specifically noted. White drawer unit in closet of bedroom on third floor. Hanging mirror in lower level. Mirror in bathroom on second floor.

Subject to change. Please reference Schedule B.

Rental Equipment:



Hot water tank, rented at \$38.75 per month.

Sales Representatives

Schools:

PUBLIC SCHOOLS

Brown Junior Public School Grades JK to 6 Deer Park Junior & Senior Public School Grades 7 to 8 Jarvis Collegiate Grades 9 to 12 Forest Hill Junior & Senior Public School Junior French Immersion

CATHOLIC SCHOOLS

Our Lady of Perpetual Help Catholic School Grades JK to 8 **St. Joseph College** Grades 9 to 12

PRIVATE SCHOOLS

De La Salle College Grades 5 to 12 The York School Grades JK to 12 The Linden School Grades JK to 12 (all-girls) Upper Canada College Grades SK to 12 (all-boys) Bishop Stratchan School Grades JK to 12 (all-girls) St. Michael's College School Grades 7 to 12 (all-boys)

Neighbourhood:

RECREATION

Sir Winston Churchill Park 12 minute walk David A Balfour Park 13 minute walk Nordheimer Ravine 15 minute walk William P. Wilder Sports Complex 15 minute walk

TRANSPORTATION

St. Clair Subway Stop
11 minute walk
St. Clair Streetcar Stop
3 minute walk
Don Valley Parkway
12 minute drive

SAFETY

Mount Sinai Hospital 12 minute drive Fire Station 311 4 minute drive Toronto Police Service -53 Division 10 minute drive

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.

