

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 walk-in 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 four-piece 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.

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.



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.

MAGGIE LIND & CARI COGAN

Sales Representatives