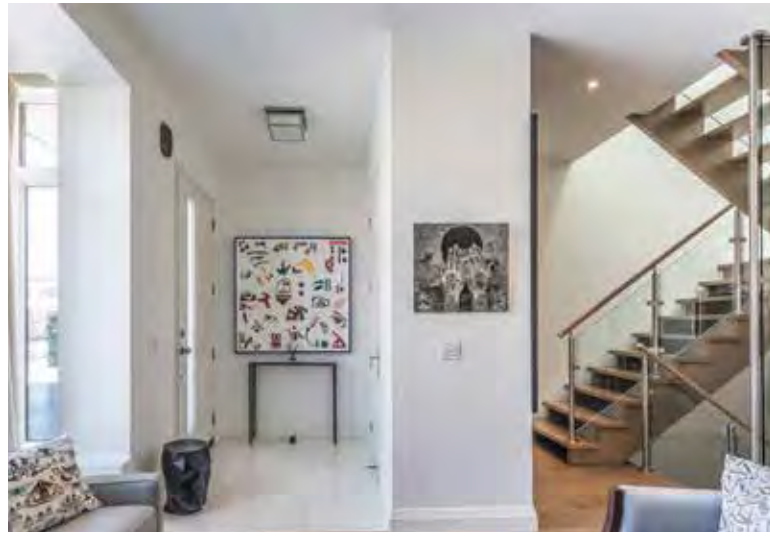
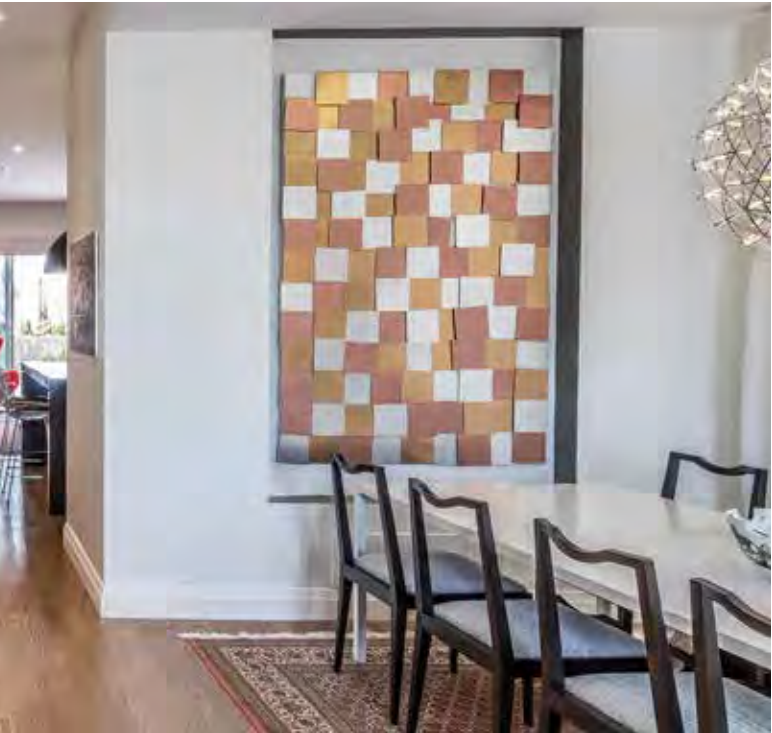


30 BARFIELD AVENUE



PRESENTED BY
LEEANNE WELD KOSTOPOULOS
SALES REPRESENTATIVE





30 barfield avenue

Welcome to this stunning contemporary home. Approximately 3,500 sq ft of the best in modern design and finishes. This detached house offers a combined living room and dining room featuring a steel and glass floating staircase. The chef's kitchen has a large island/breakfast bar, a breakfast area and is open to the family room. Upstairs are four generous sized bedrooms, the master has an exquisite master ensuite and custom designed walk-in closet. The lower level offers a recreation room, bedroom and fully equipped kitchen and additional laundry. This level makes a wonderful in-law suite. The whole house is wonderfully bright with picture windows throughout. The south west facing garden is deep with a large two tiered deck for entertaining. Enjoy this sought after street a short walk to Dieppe Park & its recreational facilities and in the Diefenbaker school district.

main floor (9'10" ceilings)

Foyer:

- » Marble tile floor
- » Front hall closet with built-ins

Living Room:

- » Hardwood floor
- » Dramatic floating glass and steel staircase
- » Large bay window looking over Barfield Avenue
- » Gas fireplace with stainless steel surround and quartz wall
- » Display alcove
- » Coffered ceiling with accent lighting
- » Recessed halogen lighting

Dining Room:

- » Combined with living room
- » Large picture window

Powder Room:

- » Heated marble tile floor
- » Vanity
- » Polished chrome fixtures and taps
- » Custom mirror

Kitchen/Breakfast Area:

- » Hardwood floor
- » Quartz countertops
- » Centre island/breakfast bar
- » Stainless steel Whirlpool fridge with fridge and freezer drawers, water and ice maker
- » Stainless steel Whirlpool exhaust fan
- » Whirlpool stainless steel wall oven
- » Whirlpool stainless steel wall convection microwave
- » Black Whirlpool induction cooktop
- » Stainless steel Bosch dishwasher
- » Stainless steel subway tile backsplash
- » Double stainless steel farmers sink

- » KWC gooseneck faucet/spray with soap dispenser
- » Accent lighting
- » Recessed halogen lighting

Family Room:

- » Hardwood floor
- » Wall to wall glass windows / west exposure
- » Sliding glass doors walk out to two tiered deck and garden below
- » Recessed halogen lighting

second floor (9 ft ceilings)

Bedroom:

- » Hardwood floor
- » Large picture window overlooking Barfield Avenue
- » Closet with custom built-ins

Bedroom:

- » Hardwood floor
- » Large picture window overlooking Barfield Avenue
- » Double closet with custom built-ins

Laundry:

- » Front loading LG True Steam washer and dryer
- » Storage racks

Five Piece Washroom:

- » Heated marble tile floor
- » His & Her vanities with storage drawers
- » Built in mirrors
- » Soaker tub
- » Medicine cabinet
- » Frosted window
- » Polished chrome fixtures and taps
- » Recessed halogen lighting

Bedroom/Office:

- » Hardwood floor
- » Large picture window looking south
- » Closet

Master Bedroom:

- » Hardwood floor
- » Wall to wall glass window looking west over the garden
- » Large picture window looking south
- » Walk-in closet with custom built-ins and organizers

Five Piece Ensuite Washroom:

- » Heated marble tile floor
- » His & Her vanities with storage drawers
- » Medicine cabinet
- » Floating soaker tub
- » Glass enclosed shower
- » Built-in mirror
- » Polished chrome fixtures and taps
- » Frosted window
- » Recessed halogen lighting

lower level (7'11" ceilings)

Recreation Room:

- » Hardwood floor throughout (installed 2017/18)
- » Above grade windows
- » Cold storage area
- » Built-in bookcases
- » Recessed halogen lighting

Four Piece Washroom:

- » Marble tile floor
- » Built-in mirrored vanity
- » Soaker tub
- » Mirrored cabinet
- » Above grade window
- » Polished chrome fixtures and taps
- » Recessed halogen lighting

Kitchen:

- » Hardwood floor
- » Concealed dishwasher
- » SubZero bottom mount fridge
- » Stainless steel stove
- » Stainless steel exhaust hood
- » Stainless steel sink and handspray
- » Pantry
- » Faux marble counter
- » All of the above were installed 2017/18

Utility Room/Storage/Laundry

- » GE stackable washer & dryer (installed 2017/18)
- » Laundry sink
- » Takagi boiler/hot water on demand (owned)
- » American Standard furnace/air cleaner/humidifier

Bedroom:

- » Hardwood floor
- » Above grade window
- » Recessed halogen lighting
- »

additional information

Lot Size:

- » 31.5 x 128 Feet

Drive:

- » Private drive, Detached 1 car garage (currently used as a studio)

Taxes:

- » \$8,093.60 (2017)

Possession:

- » 60 Days/TBA

Inclusions:

- » All kitchen appliances, appliances in lower level kitchen, LG washer & dryer, Maytag stackable washer & dryer, all electric custom linen curtains, all electric light fixtures (except as excluded), garage remote, curtain remotes, custom mirrors.

Exclusions:

- » Sono's system and speakers, dining room, kitchen, and children's bedrooms light fixtures, hanging mirrors in master walk-in closet, faux planters on front porch, chest freezer, cabinet in second floor washroom, television & attached speakers in family room.

Note:

- » Rough in for central vacuum
- » National Home Inspection available through Listing Agent

offered for sale at \$1,698,000.00

30 BARFIELD AVENUE, TORONTO

LEEANNE WELD

Sales Representative

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

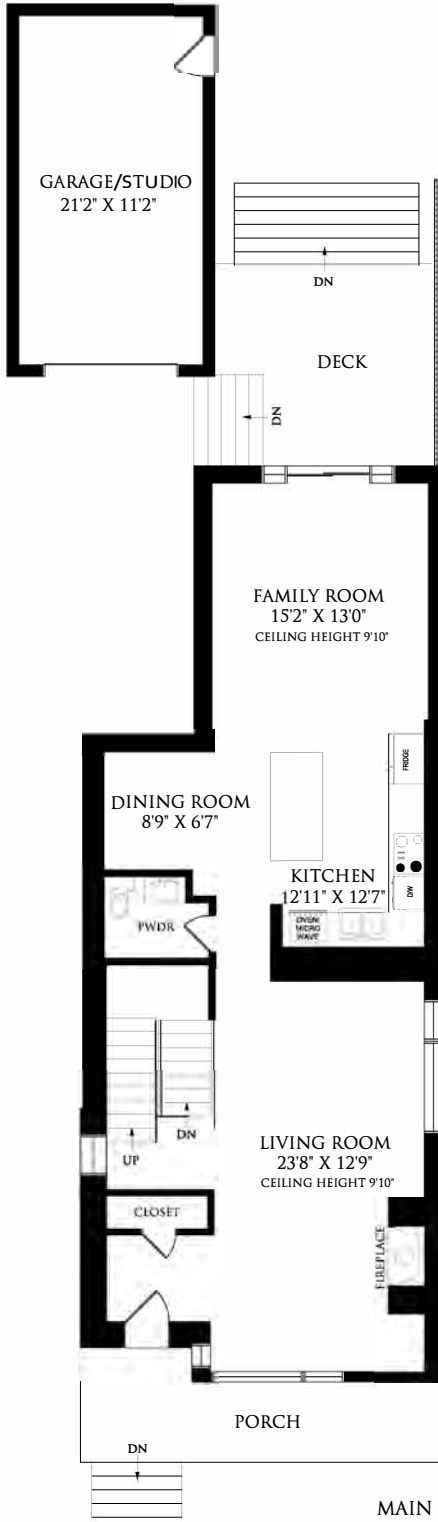
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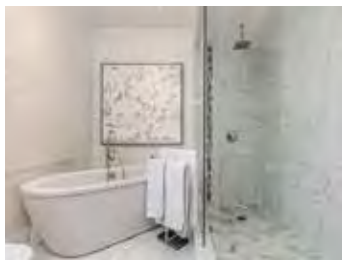


Monday, April 17, 2017

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.