



3 ALDBURY GARDENS

Welcome to this wonderful detached family home. Beautifully situated on a rare cul-de-sac, a tranquil setting in midtown Toronto. This detached home offers on the main floor a charming living room with wood burning fireplace and a kitchen combined with a dining and family room as well as a breakfast area. Also featured on the main floor is a powder room. The second floor offers three bedrooms, and the master with a five piece ensuite with steam shower. The lower level features a games room and recreation room, laundry room and ample storage. The garden is incredibly lush and mature, with warm southern exposure. Yonge Street with its cornucopia of shops and restaurants is steps away, as is the TTC. Blythwood, Blessed Sacrament, North Toronto and John Fisher schools are all in district. Enjoy this oasis in the city, a truly special offering









main floor

FOYER

- Quarter sawn oak hardwood floor
- Front door with transom window and sidelites
- Picture window
- Recessed LED lighting

POWDER ROOM

- Marble tile floor
- Corner sink
- Polished chrome fixtures and taps

FRONT HALL CLOSET

LIVING ROOM

- Quarter sawn oak hardwood floor
- Wood burning fireplace with charming Art Deco mantle with cupboards, stone surround, and brick hearth
- Flanking built-in bookcases
- Bay window with leaded glass windows and lovely view over Aldbury Gardens
- Plaster crown moulding
- Etched glass French doors

KITCHEN

- Quarter sawn oak hardwood floor
- Crown moulding
- White shaker style cabinetry
- White subway tile backsplash
- GE profile stainless steel stove
- Stainless steel Vent-A-Hood
- GE profile bottom mount stainless steel fridge
- GE stainless steel dishwasher
- Double stainless steel sinks
- Polished chrome gooseneck faucet
- Appliance Garage
- Pantry

- Broom cupboard
- Island/breakfast bar with Carrera marble counters
- Built-in desk with Carrera marble counter and display case
- Under cabinet lighting
- Recessed LED lighting

DINING ROOM

- Quarter sawn oak hardwood floor
- Two picture windows
- Wainscotting
- Plaster crown moulding

FAMILY ROOM

- Quarter sawn oak hardwood floor
- Built-in entertainment centre with open display shelves, cupboards, and drawers
- Crown moulding
- Built-in speakers
- French doors with sidelites walk out to deck and patio and garden below

second floor

MEDICINE CUPBOARD

BEDROOM

- Quarter sawn oak hardwood floor
- Closet
- Window with south view
- Halogen track lighting

BEDROOM

- Quarter sawn oak hardwood floor
- Closet
- Window with south view
- Floating shelves
- Halogen track lighting

FOUR PIECE WASHROOM

- Heated slate tile floor
- Floating vanity
- Soaker tub
- Polished chrome fixtures and taps
- Polished chrome heated towel bar

MASTER BEDROOM

- Quarter sawn oak hardwood floor
- His and her closets with built-ins
- Attractive leaded windows
- Pretty view over Aldbury Gardens

FIVE PIECE MASTER ENSUITE

- Marble tile floor
- Custom vanity with Carrera marble counter
- Oval window with tree line views
- White tile wainscoting
- Soaker tub
- Glass enclosed steam shower with bench
- Coffered ceiling
- Laundry chute
- Polished chrome fixtures and taps
- Double doors

FROM THE OWNERS

We have celebrated many significant life events over the last 21 years raising our family in this house, but by far the most memorable for me was our first night. I just had my second child and we moved in with an 18 month old and a newborn. It was the Victoria Day long weekend, 1999 and the street was enjoying their annual fireworks party at the end of the cul-de-sac. I sat at the front window with my newborn child and watched outside while my neighbours sat on lawn chairs and drank hot chocolate. After each bang came huge cheers and laughter while the sky filled with colour. It was perfect, and I felt overwhelmed with happiness and gratitude for finding this unique little corner of the world to raise my two boys.

I was right...the street never let me down, nor did the neighbourhood. It boasts the best schools in the city, offers natural refuge via the ravine and parks in Sherwood, is easy walking distance to many shops and restaurants and two subway stations.

Truly, this street is unique in all that it offers in terms of location but you'll find more than that on Aldbury Gardens. You'll find a community of neighbours who care and look out for each other. That has been our greatest joy in living here.

lower level

SIDE ENTRANCE/MUDROOM

- Slate tile floor
- Cubbies/hooks

LAUNDRY ROOM

- Slate tile floor
- Maytag washer and KitchenAid dryer
- Above grade window
- Stainless steel laundry sink
- Closet
- Recessed LED lighting

THREE PIECE WASHROOM

- Tile floor
- Pedestal sink

UTILITY ROOM/ CRAFT ROOM

TWO LEVEL GAMES & RECREATION ROOM

- Laminate floor
- Large above grade windows
- Four storage closets
- Floating shelves
- Recessed LED lighting

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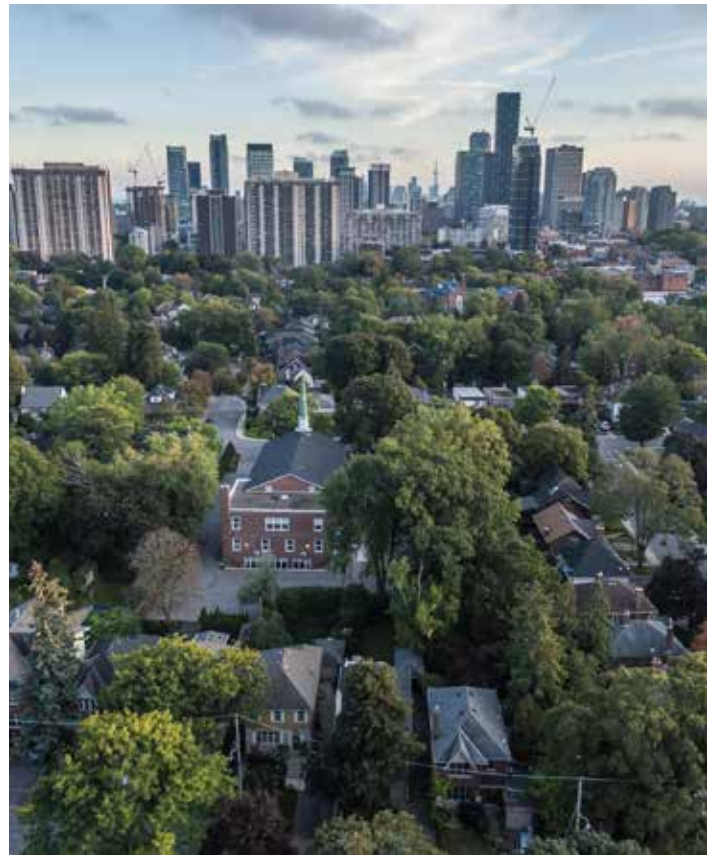












ADDITIONAL INFORMATION

Inclusions: All kitchen appliances, washer, dryer, all window blinds, central alarm system, built-in speakers, garden shed

Exclusions: Pharmacy lights in kitchen, light fixture in dining room

Possession: End of August/TBA

Taxes: \$8084.30 (2020)

Note: Pre-listing National Home Inspection available through L/A

OFFERED FOR SALE AT \$2,298,000.00



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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.