



Welcome to 288 St Clair Avenue West Townhouse 4

Excellent value in Forest Hill! This gorgeous New York style townhome is located in a small enclave completed in 2015. This townhome is tucked away in the inner courtyard, yet just steps from shops, restaurant, and transit. The open concept main floor offers tall ceilings, oak hardwood floors, recessed lighting and a powder room. The living room features a fireplace and lovely bay window, a dining room, and a gourmet kitchen with breakfast bar. Numerous upgrades by the current owners at the time of construction and since completion elevate this home. The second floor is devoted to the master suite with a spacious bedroom, a sitting area and walk-in closet, as well as a luxurious spa-inspired six piece ensuite washroom. The third floor offers two additional bedrooms, a washroom and laundry. On the top floor there is a home office currently being used as a gym, and walk-out to an incredible rooftop terrace with a gas line hookup for a barbeque as well as a water hookup; an entertainer's delight! The lower level provides generous storage. Two underground parking spots at your entrance complete this offering. Enjoy easy living in this sensational location close to the Forest Hill Village for shopping and restaurants, St Clair West subway and streetcar, schools (Brown JR PS, UCC, BSS) and Sir Winston Churchill Park at your doorstep.







main floor

- Foyer
- Slate tile floor with sisal inlay
 - Double coat closet with solid wooden doors
- Living Room
- Hardwood floor
 - Electric fireplace
 - Plaster crown moulding
 - Recessed halogen lighting
- Dining Room
- Hardwood floor
 - Plaster crown moulding
 - Bay window
 - Pretty views of courtyard
 - Recessed halogen lighting
- Kitchen
- Hardwood floor
 - Centre Island / Breakfast Bar
 - Granite countertops and backsplash
 - White shaker style cabinetry
 - Double stainless steel sink
 - KWC gooseneck matte nickel faucet
 - Stainless steel Jenn Air dishwasher
 - Stainless Steel Jenn Air four burner gas stove
 - Stainless Steel Jenn Air bottom mount fridge
 - Stainless Steel Jenn Air Built-in Microwave
 - Concealed Sirius exhaust fan
 - Matte Nickle knobs and pulls
 - Plaster crown moulding
 - Under cabinet lighting
 - Recessed halogen lighting
- Powder Room
- Marble tile floor
 - Vanity

second floor

Utility Closet / Additional Storage

- Master Suite
- Hardwood floor
 - Walk in closet (Custom built-in drawers and hang space)
 - Bay Window
 - Plaster crown moulding
 - Recessed halogen lighting
- Five Piece
Ensuite Washroom
- Polished marble tile floor
 - Double vanity with cupboards and drawers and Ceasarstone countertops
 - Larger soaker tub
 - Glass enclosed shower
 - Rain shower head

- Water closet
- Custom crystal knobs
- Polished chrome Grohe faucets and taps
- Picture Window
- Recessed halogen lighting

third floor

Linen Closet

- Laundry Room & Storage
- Samsung washer with MultiSteam and VRT (Vibration Reduction Technology) Plus and Samsung Dryer with VRT

- Tandem Three Piece Washroom
- Porcelain tile floor
 - Vanity with Ceasarstone countertops
 - Medicine cabinet/mirror
 - Glass enclosed shower
 - Rain shower head
 - Polished chrome faucets and taps

- Bedroom
- Hardwood floor
 - Double closet with built-ins
 - Pretty view over courtyard
 - Recessed halogen lighting

- Bedroom
- Hardwood floor
 - Double closet with built-ins
 - Pretty view over courtyard
 - Recessed halogen lighting

top floor

- Gym/Office
- Rubber matting (sisal carpet underneath)
 - Picture window overlooking the rooftop deck
 - Attached cupboard
 - Recessed halogen lighting

- Spacious & Private Sun Deck
- Looking over courtyard
 - Gas line hookup for BBQ
 - Water hookup

lower level

- Entrance from underground garage
- Tile floor
 - Large storage closet under stairs
 - Built-in cubbie

additional information

Inclusions	All kitchen appliances, washer, dryer, electric fireplace in living room, rubber matting in gym, all light fixtures including hanging fixtures and sconces (except excluded), all window coverings, central vacuum and related equipment, Lutron Dimmers, wired for fibre optics and alarm system
Exclusions	Hanging mirrors in master ensuite, light fixture in dining room, light fixture in master bedroom and matching sconces
Maintenance	\$1,017.52/month - Includes weekly garbage removal, cleaning of exterior grounds and underground parking lot, snow removal, garden maintenance, insurance of common areas.
Possession	30 days / TBA
Taxes	\$8,060.02 (2020)

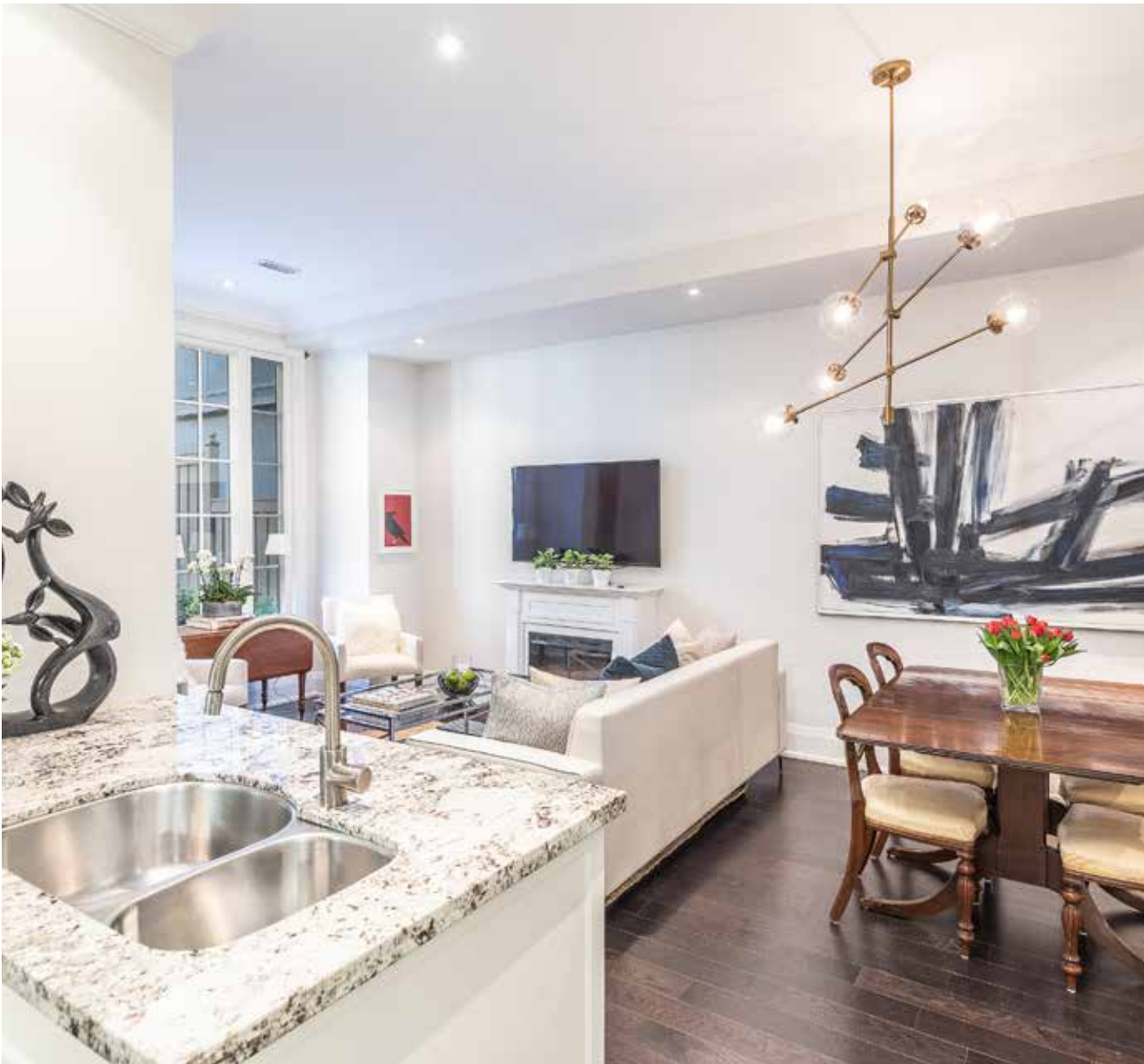
area features

- Brown Jr PS
- Holy Rosary Catholic School
- Oakwood CI
- Walk to private schools: UCC, St Mikes, Mabin, BSS, RSG
- Easy access to ravine and Cedervale park
- Winston Churchill Park - tennis courts with flood lights, children's park, dog park (all recently refurbished)
- Close to Forest Hill Village

improvements by current owners

- Wired for security and intercom
- Installed custom Olympia tile in foyer and lower level entrance
- Finished custom slate tile and coco mat in foyer and garage entrance
- Installed double doors in front entrance closet
- Electric fireplace in living room
- Installed custom granite countertops and backsplash
- Installed marble countertops in powder room
- Finished utility room on 2nd floor for additional storage
- Custom closet organizer in Master walk-in
- Custom crystal knobs imported from Paris in Master ensuite
- Finished utility room on 4th floor as an office
- Installed privacy fence on the sundeck
- Upgraded Tudor style crown moulding throughout
- Added recessed lighting throughout
- Freshly painted throughout
- Installed Lutron dimmers throughout

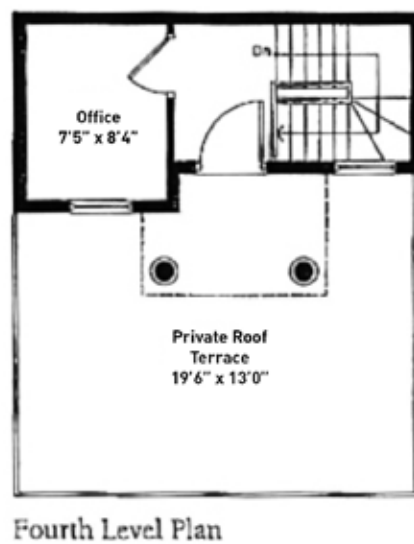
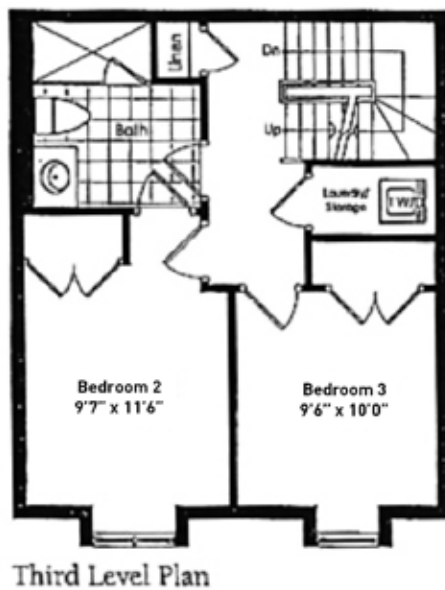
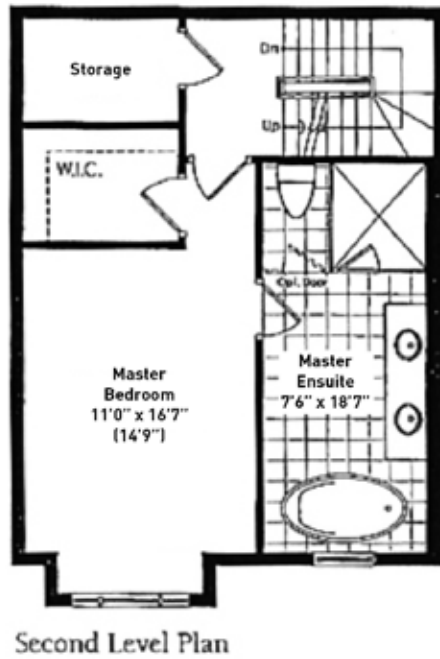
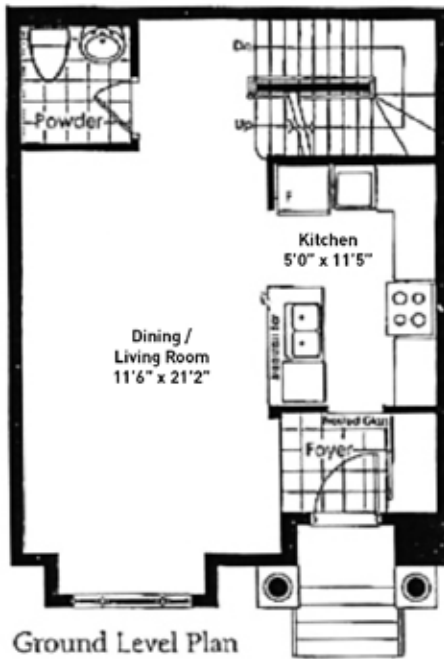
asking \$1,799,000.⁰⁰

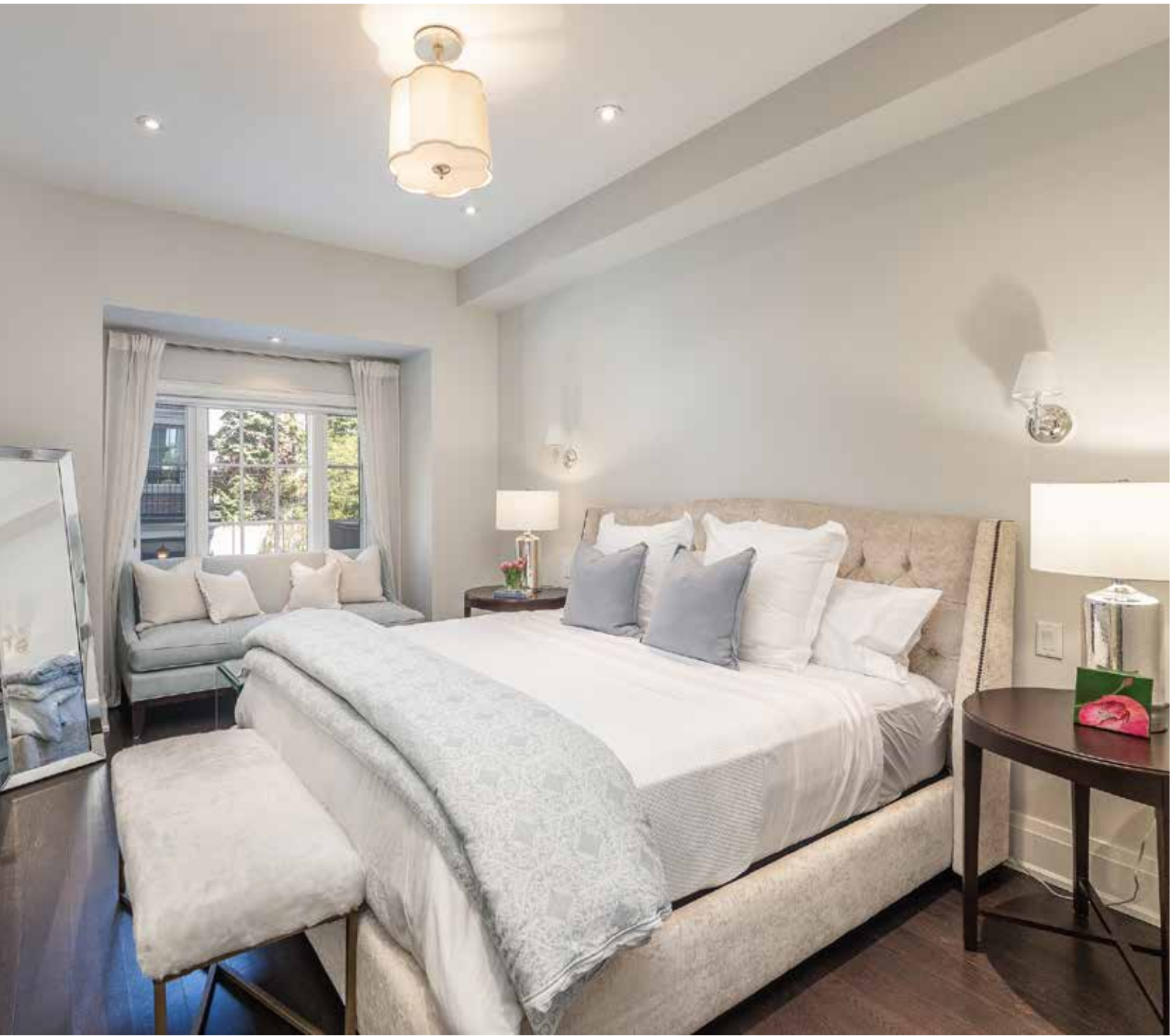




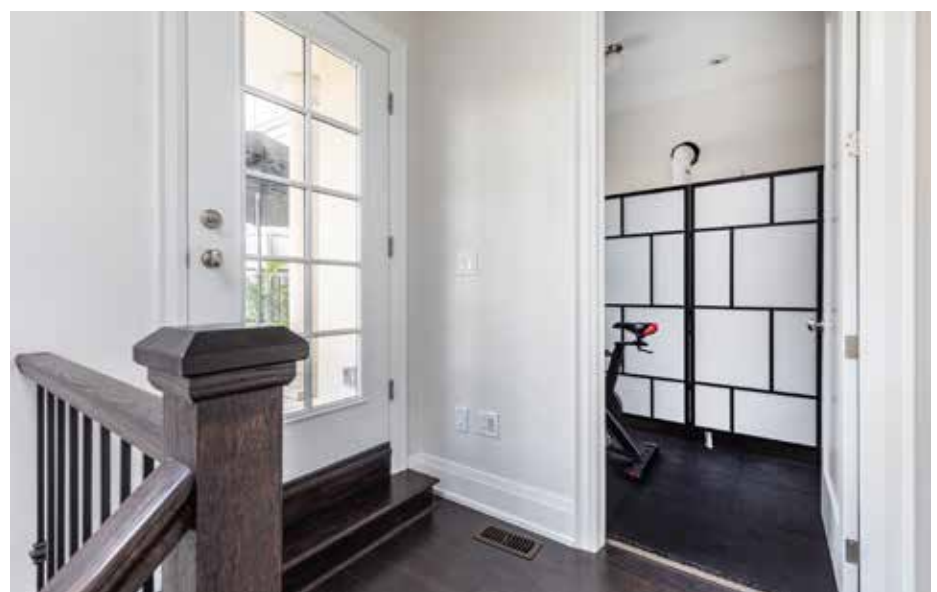


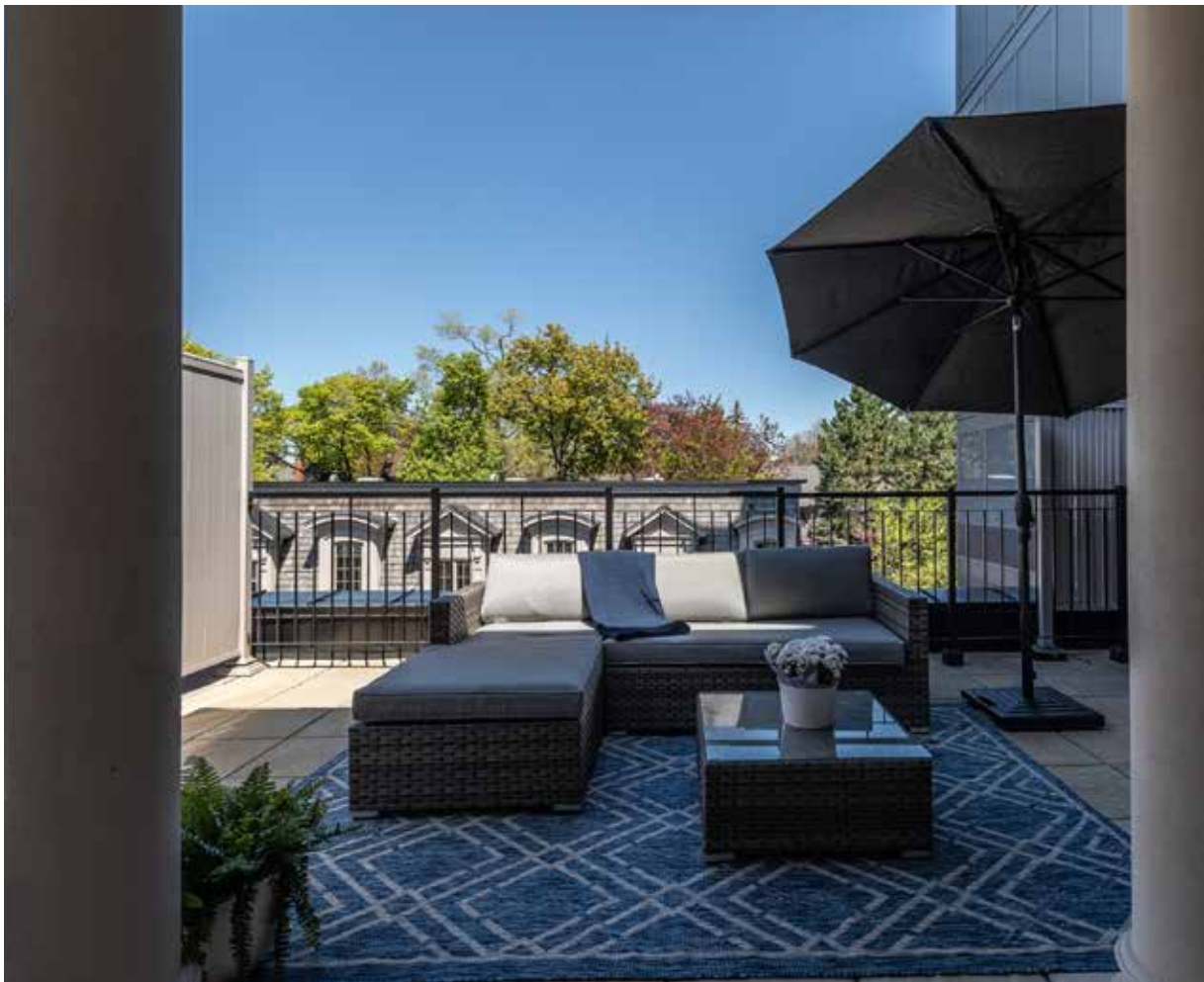
The Winston 2,000 SQ.FT



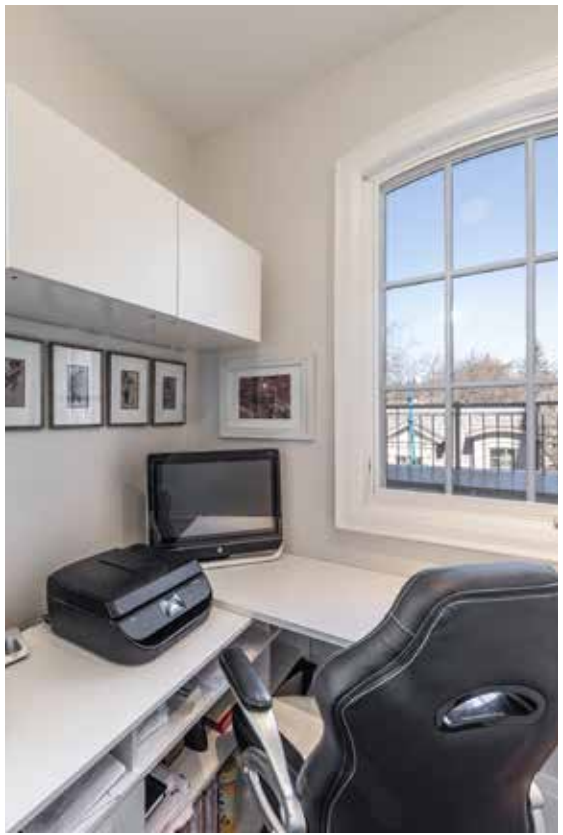












JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Lifetime Chairman's Award Winner 2020
Chairman's Award Winner
2019 Top 5 - Dollar Volume
Gairdner Award Winner
2004-2020

LEEANNE WELD KOSTOPOULOS, *Sales Representative*
c 416.566.8603 | o 416.489.2121 | f 416.489.6297
leeanne@leeanneweld.com
leeanneweld.com



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.