



10 Elmira Court

Elmira



# Welcome to 10 Elmira Court

Welcome to this magnificent home totally reimagined with an extensive renovation taken back to the bricks. The French Provincial aesthetic is evidenced throughout the home with incredible attention to detail and the finest materials incorporated. A spiral oak staircase and octagonal skylight over the second floor landing are just a few of the dramatic features of this home. This approximately 4,000 square foot home offers five bedrooms, all extremely spacious and most with ensuite washrooms. The bedroom floor plan is very versatile. The principal rooms are bathed in sunlight and there is lovely flow; ideal for entertaining. The main living room walks out to the private garden surrounded with evergreen trees. There is a wonderful family room and formal dining room both with gas fireplaces and also overlooking the garden. The kitchen is designed with a cook in mind and a busy family with seating around the centre island and in the breakfast area. The breakfast area also walks out to a lovely terrace and front garden. The lower level features a recreation room currently used as a sound studio, also a further bedroom, ensuite washroom and ample storage. This is a very special location in Bayview Village bordered by ravine and wonderfully quiet with mature trees, parks and walking trails, yet very convenient to shops, transit and highway access. Beautifully situated on a cul de sac, 10 Elmira Court is a rare and wonderful opportunity for the next family!









































## FIRST FLOOR

### Foyer

- Front door with side lites and transom
- Italian marble polished tile floor
- Double coat closets
- Crown moulding
- Recessed halogen lighting
- Grand open spiral oak staircase

### Living Room

- Oak hardwood floor
- Crown moulding
- Double French doors walk out to deck and garden
- Ceiling medallion
- Double glass French doors

### Family Room

- Oak hardwood floor
- Decorative cast limestone mantel and gas fireplace
- Picture windows overlooking the garden
- Recessed halogen lighting

### Dining Room

- Oak hardwood floor
- Crown moulding
- Picture windows overlooking the garden
- Ceiling medallion
- Beautiful cast gas fireplace with Verona marble surround and hearth
- Wall sconces

### Kitchen

- Italian tumbled limestone tile floor
- Custom cabinetry with glass and open display cases
- All stainless steel appliances
- six burner KitchenAid gas cooktop
- Concealed Vent-A-Hood Exhaust fan
- Double door concealed KitchenAid fridge and freezer
- Stainless steel integrated KitchenAid microwave
- Stainless steel KitchenAid wall oven
- Double stainless steel farmers sink with commercial grade brushed chrome gooseneck faucet and reverse osmosis water filter
- Stainless steel KitchenAid dishwasher
- Centre island with breakfast bar
- Italian tumbled marble backsplash
- Granite countertops
- Leaded glass windows
- Recessed halogen lighting
- Under cabinet lighting
- Pendant lighting above island

### Breakfast Area

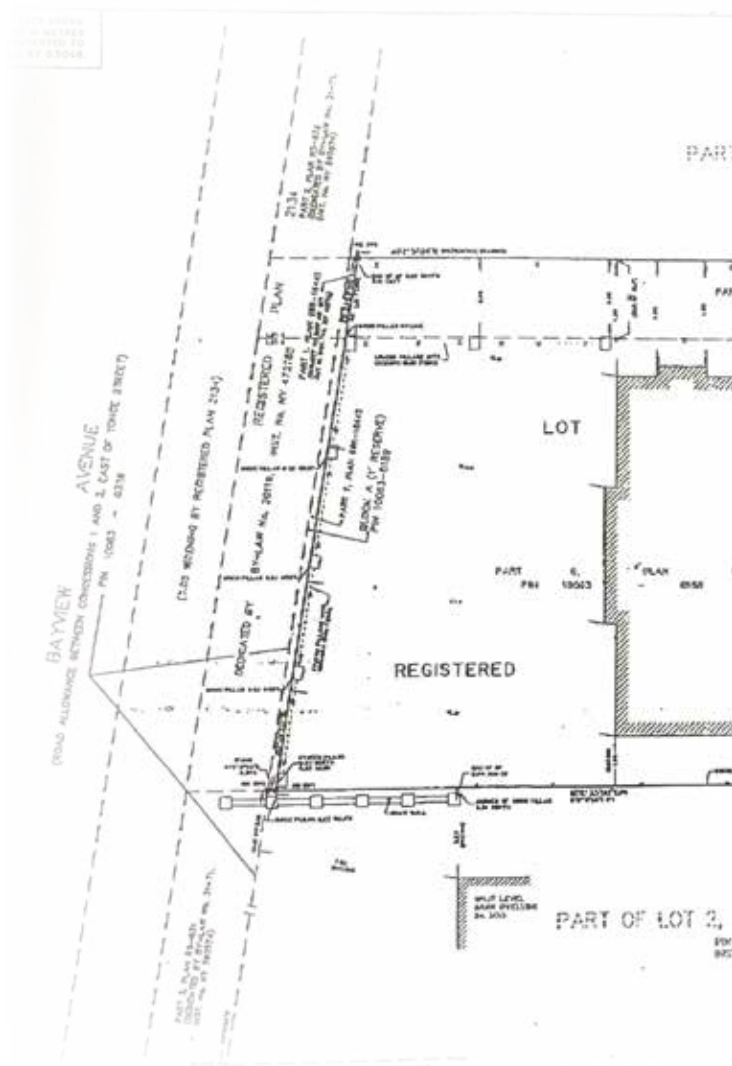
- Italian tumbled limestone tile floor
- Custom pantry
- French doors walk out to terrace and front garden
- Recessed halogen lighting
- Double glass French doors

### Powder Room

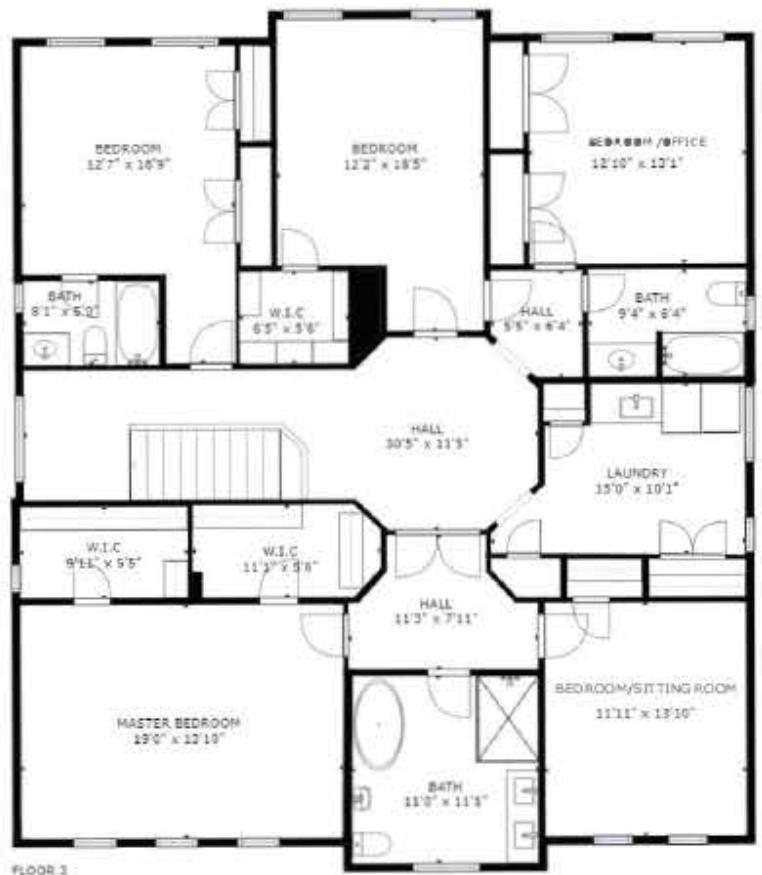
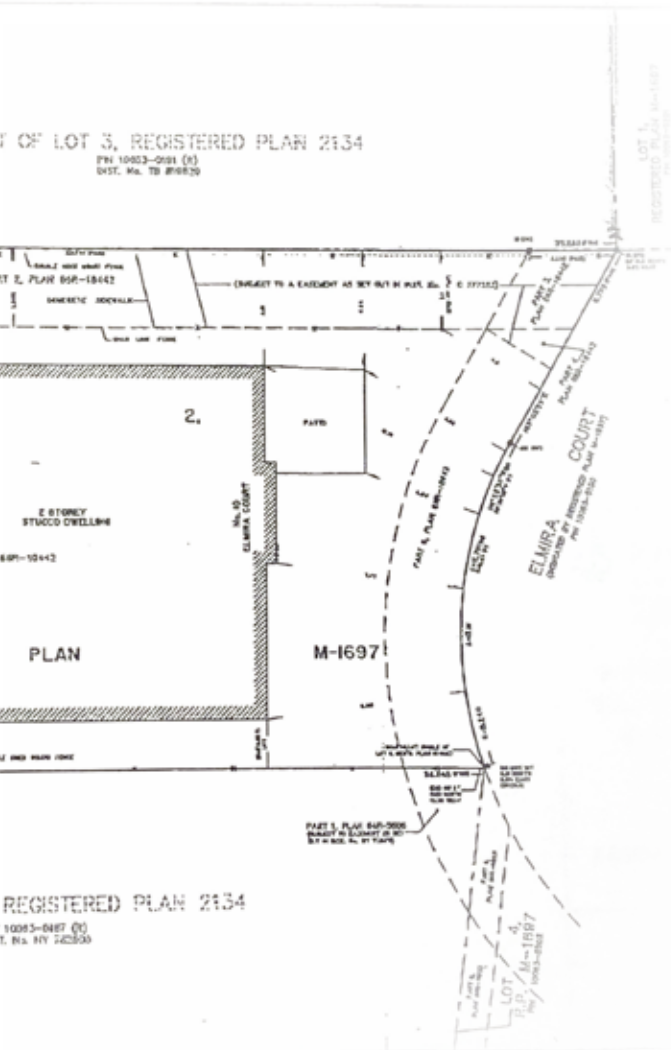
- Tumbled marble tile floor
- Brushed chrome fixtures

### Garage

- Entrance to two car indoor garage with storage and side door accessible to rear garden.











## SECOND FLOOR

### Bedroom

- Oak hardwood floor
- Double closets
- Picture windows overlooking the garden

### Four Piece Ensuite Washroom

- Limestone tile floor
- Vanity with granite countertop
- Polished chrome fixtures and taps

### Upper Landing/ Sitting Area

- Oak hardwood floor
- Crown moulding
- Large octagonal skylight flooding the landing with light
- Recessed halogen lighting

### Bedroom

- Oak hardwood floor
- Walk-in closet
- Picture windows overlooking the garden

### Bedroom

- Oak hardwood floor
- Double closets
- Picture windows overlooking the garden

### Four Piece Tandem Washroom

- Limestone tile floor
- Vanity with limestone counter
- Polished chrome fixtures and taps

### Laundry Room

- Limestone tile floor
- Whirlpool front loading washer and dryer
- Marble countertops
- Laundry sink
- Double linen closet
- Closet
- Vacuum closet

### Bedroom/Sitting Room

- Oak hardwood floor
- Closet
- Picture windows overlooking Elmira
- Court and the front garden

### Seven Piece Tandem Washroom

- Heated polished marble tile floor
- Large freestanding soaker tub
- Bidet
- Custom vanity with His & Her sinks and polished marble counter
- Wall sconces
- Built in decorative mirrors
- Glass enclosed shower
- Picture window overlooking Elmira Court
- Polished chrome fixtures and taps

### Master Bedroom With Sitting Area

- Oak hardwood floor
- Picture windows overlooking Elmira Court
- His walk in closet with custom designed built ins
- Her built in closet with custom designed built ins

## LOWER LEVEL

### Landing Area

- Italian tumbled marble tile floor

### Recreation Room/Music Studio

- Very spacious
- Sisal broadloom
- Rough in for gas fireplace with decorative mantel
- Recessed halogen lighting

### Bedroom

- Laminate floor
- Closet

### Three Piece Semi-Ensuite Washroom

- Carrera marble tile floor
- Glass enclosed shower

### Utility Room/Storage Room

### Cold Storage





#### **Inclusions**

Lutron dimmers, central vacuum and related equipment, reverse osmosis water filtration at kitchen sink, all window blinds and sheers, solid brass hardware throughout, all kitchen appliances, washer and dryer, all electric fixtures, garden shed, garage remotes, solid core doors throughout, security system with interior/exterior camera system, 5 zone irrigation system, landscape lighting front and rear gardens, gas barbeque.

#### **Exclusions**

Mirror in powder room, dining room light fixture, master bedroom and fourth bedroom/sitting sheers.

#### **Lot**

71.55 x 129.02 Feet

#### **Taxes**

\$11,406.37 - 2020

#### **Possession**

30 days/TBA

#### **Parking**

Private Double Driveway  
Two Car Garage with Storage  
Automatic Doors

#### **Systems**

Carrier furnace, Carrier Air conditioner, Humidifier, Air Cleaner, Heat Recovery Ventilator, Hot Water Tank (owned) 200 Amp Service, water softener system.

**OFFERED AT \$2,890,000**





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