

74 Rivercrest Road, Toronto

Dream Family Home – All the Details!

Welcome to 74 Rivercrest Road! **From first glance you'll sense the classic elegance this home has to offer. A remarkable combination of space, location and dream lifestyle for a growing family and move up buyer! Unique opportunity to live in such sophisticated surroundings in this beautiful mature neighbourhood! Double door entry into the gracious front foyer with hardwood floors throughout and a perfectly located renovated 2 piece guest powder room (2012)! Convenient separate back door entrance off the garage/driveway leads to both the main and lower levels! Porcelain tiled floors.**

Main Floor

Living Room:

- ~ **Grand room for entertaining!**
- ~ **Cosy gas fireplace** with brick mantle surround for wintery evenings
- ~ **2 sets of double wood French doors** that lead into the main hallway & sunroom
- ~ Hardwood floors
- ~ Crown mouldings
- ~ Picture windows

Dining Room:

- ~ Meant for parties & family gatherings
- ~ Space for your buffet hutch, large table & china cabinets
- ~ **Elegant double wood French doors**
- ~ **Original stained glass windows**
- ~ Large picture windows with wood shutters
- ~ Crown mouldings
- ~ Hardwood floors
- ~ Convenient pass through to the kitchen for ease of entertaining

Chef's Kitchen!

- ~ Well laid out design will entice the gourmet to cook up a storm with all this space
- ~ **High end stainless steel appliances including 'must have' gas stove** & exhaust hood
- ~ **Large centre island & breakfast bar with granite countertops** & overhead pendant lighting
- ~ **Custom cabinetry including built-in desk & large pantry**
- ~ **Porcelain tiled floors**
- ~ Halogen pot lighting
- ~ Windows surround fill the room with lots of natural light

Sun-Room:

- ~ **Charming wall to wall windows** enhances the serenity of the mature trees & lush grounds
- ~ **Double wood French doors**
- ~ **Sliding doors walk out to the stone patio & garden**
- ~ Hardwood floors
- ~ Perfect spot to enjoy a good book or read the morning newspaper with your coffee or tea

Second Floor

Spacious 2nd floor landing has a great layout & division of bedrooms! Berber carpeting over hardwood plus a large linen closet! **Pretty stained glass windows.**

Private Master Bedroom Retreat: 22' x 15'5"

- ~ **Oversized room** will fit King size bedroom furniture
- ~ **Wall to Wall His & Hers double closets plus separate storage closet**
- ~ **Walk-out to large west facing private deck**
- ~ Rich chocolate coloured hardwood floors
- ~ Ceiling fan
- ~ Large picture window

Second Bedroom: 18'3" x 9'8"

- ~ Separate renovated space over the garage
- ~ **Very spacious – makes a great double home office**
- ~ 2 picture windows – front & back – flooded with natural light
- ~ French doors
- ~ Berber carpet

Third Bedroom: 13' x 9'7"

- ~ Large closet
- ~ Hardwood floors
- ~ Picture windows

Fourth Bedroom: 10'7" x 9'7"

- ~ Large closet plus extra built in shelves/closet space
- ~ Hardwood floor
- ~ Picture window

Divine Oversized 5 piece Family Bath:

- ~ **Deep Jacuzzi style soaker tub with jets**
- ~ Separate shower stall
- ~ **Double vanity**
- ~ Marble floor
- ~ **Set apart "water closet" with built-in shelves, drawers & cubbies**
- ~ Wainscoting



Check out the YouTube video at www.LovelyTorontoHomes.com

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Guiding you home



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Third Floor

Rebuilt wide staircase to the spacious third floor

Family Room:

- ~ HUGE space for your growing tweens retreat
- ~ Hardwood floors
- ~ Access to storage attic
- ~ Wall of windows

5th Bedroom:

- ~ Hardwood floor
- ~ Wall of windows

Lower Level

~ **Renovated 4 piece bath**

~ **Pantry under stairs with wall to wall shelving**

~ Berber carpet throughout

~ Extra under-stair storage

~ **Laundry room with built-in storage wardrobes & shelving**

~ **Work shop/storage/utility room with shelving**

Dug down Recreation/Games Room with high ceilings!

~ Family time, or space for kids & their pals to watch TV, play ping pong or just chill out

~ **Fireplace with brick wall surround**

~ **Walk-out to the back patio and garden**

~ Above grade windows

~ Berber carpet

Updates & Improvements

- ~ Updated laundry room with new built-ins (2013)
- ~ Renovated 2 piece powder room on the main floor (2012)
- ~ Professionally landscaped backyard & new patio (2011)
- ~ Master bedroom renovation by Peter Felico (2010) for Home to Keep TV show
- ~ Updated furnace room (2010)
- ~ Renovated basement bathroom (2009)
- ~ Renovated kitchen (2008)
- ~ Central air conditioning (2008)
- ~ Replaced the front windows (2008)
- ~ Replaced sliding doors & stairs to the backyard from the sunroom (2001)
- ~ Roof (2000)
- ~ Improved water main to the street (2000)
- ~ Added 5 piece bathroom on the 2nd floor
- ~ Replaced stairs to the 3rd floor
- ~ Updated electrical (no knob & tube)
- ~ Sprinkler system in front & backyard
- ~ Exterior & interior painting

Taxes 2013: \$8561.39	Approx Sq Ft.: 3960 square feet (includes the lower level)	Possession: 90 Days/TBA
Hydro: \$1785.00	Heating/Gas: \$2700.00	Insurance: \$3645.00
Bedrooms: 5 + above grade family room & sunroom		#Baths: 3, 1x2 Piece – Main Floor, 1x5 Piece – Second Floor, 1x4 Piece – Lower Level
Parking: 1 car garage and private drive parking for 2 more cars		Lot size: 50.00 x 95.00 Feet
Inclusions: Stainless steel fridge with ice maker, stainless steel gas stove & exhaust hood, built-in dishwasher, electric light fixtures, custom window coverings & shutters, hot water tank (rental), alarm (purchaser to assume new activation), stained glass windows, built-in shelving, broadloom where laid, in-ground sprinkler system, washer/dryer.		
Exclusions: Light fixtures in dining room & front hall, shelf near office in stairwell, mini freezer & wine fridge		



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