

92 De Grassi Street, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

Modern Family Home!

Welcome to 92 De Grassi Street! **Gorgeous exterior façade**, landscaped front yard and **inviting covered front porch** with decorative trim. Welcoming front foyer has **stone floors and a double coat closet**.

Main Floor

Gracious Living/Dining Room:

- ~ 8'9" ceiling height
- ~ Wall mounted gas fireplace with stainless steel surround
- ~ Hardwood floors
- ~ Halogen pot lighting
- ~ Picture windows overlooking the front fill the rooms with lots of natural light
- ~ Crown mouldings

2 Piece Powder Room:

- ~ Pedestal sink
- ~ Located just off the living room for convenience of guests to use when entertaining

Ultra Chic Kitchen Includes:

- ~ Top of the line stainless steel appliances
- ~ Granite counters
- ~ Blanco double sink
- ~ Butcher block centre island and breakfast bar
- ~ Custom cabinetry
- ~ Halogen lighting
- ~ Stone backsplash
- ~ Hardwood floors
- ~ Ample cupboard space

Sun-Filled Family Room:

- ~ Sliding glass doors walk-out to the back deck and garden.
- ~ Open concept overlooking the kitchen
- ~ Great flow from indoors to out for hosting parties & summer dining

Second Floor

Private Master Haven:

- ~ 8'9" ceilings
- ~ Double French doors to walk-in closet
- ~ Berber carpet
- ~ Bay windows overlooking the front garden

4 Piece Master Ensuite:

- ~ Granite floors
- ~ His & Hers vanities
- ~ Large glass enclosed shower with rainhead & subway tile surround

Second Bedroom:

- ~ Sliding glass doors to Juliette balcony overlooking the back garden
- ~ Double closet
- ~ Berber carpet
- ~ Situated on the opposite side from the master for the utmost of privacy

4 Piece Family Bath:

- ~ Conveniently located next to the 2nd bedroom
- ~ Stone floor & counter

Third Floor Loft:

- ~ 8' ceilings
- ~ Double storage cubbies
- ~ Overlooks both the front and back gardens
- ~ Wall to wall closets
- ~ Berber carpet

Exceptional Lower Level:

- ~ Cosy family **recreation room** has Berber carpet & pot lighting
- ~ Well proportioned **spare bedroom**
- ~ **4 piece bath**
- ~ **Office nook** just off the hallway
- ~ **Laundry room** with laminate floors and plenty of storage space
- ~ Utility room

A remarkable combination of space, location, investment & dream lifestyle for the move-up stylish buyer!

Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives

Office **416.762.8255** Direct **416.762.5949**

julie@juliekinnear.com • www.juliekinnear.com

The Julie Kinnear Team
Top 1% in Canada - by referral only™

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home

