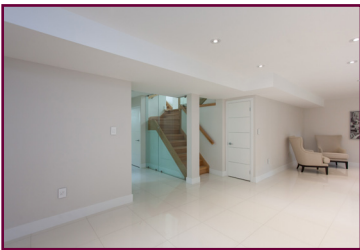




24 Oak Hampton Blvd. Kingsway Neighbourhood



Check out the YouTube video at www.LovelyTorontoHomes.com

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Magnificent Contemporary Showstopper!

Complete 2014 renovation combines

- Meticulous attention to detail & design inside & out
- Incorporates **Modern European influences with clean lines**
- **Unique layout to maximize every square foot**
- Aesthetically soothing materials & energy efficient systems
- High efficiency gas furnace/central air conditioning. HRV installed (a heat recovery ventilation system used to bring in fresh air from the outside in winter without losing any heat from the house)
- Fully landscaped front & back

Detached, 2 storey home 4 + 1 bedrooms, 4 baths, set on an extra wide 40' lot with over 3300 square feet of sparkling bright living space on all 3 levels!

- Elegant main floor boasts **rich oak floors**, perfectly placed **2 piece powder room**, large principal rooms, **deluxe kitchen** with eat-in area plus **family room with soaring 14'7" cathedral ceilings**. **Great flow from indoors to out for al fresco dining & entertaining.**

Dream smart kitchen includes:

- **High end Jenn-air Euro style built-in stainless steel appliances including side by side counter depth fridge, wall oven & microwave convection oven, incredible induction cooktop & stainless steel exhaust hood with remote**
- **Expansive Quartz counters with large centre island & breakfast bar**
- Double stainless steel undermount sink
- Stainless steel pendant overhead lighting
- Glass backsplash, Barn board accents, Porcelain floors

Skylit 2nd floor features – opulent master retreat, 4 bedrooms & “must have” 2nd floor laundry and sleek family bath.

Private master bedroom sanctuary includes:

- King sized bedroom with **9' cathedral ceilings**
- A shopaholics dream **HUGE walk-in closet with custom built-ins**
- **Walk-out to wide cedar balcony**. A quiet oasis to enjoy an evening drink or good book
- **Spa-inspired 5 piece ensuite!**
- **Double vanity** with custom built-ins
- **Deep free standing soaker tub**
- **Walk-in seamless tempered glass enclosed shower with rain head shower, body jets & built-in bench**
- Porcelain floors, Barn board accents

Superior finished light & bright, lower level with extra wide full walk-out, 5th bedroom, plus heated radiant floors throughout.

- **Excavated, waterproofed & underpinned for 8' high ceilings**
- Gleaming white **porcelain tiled radiant floors throughout**
- **Expansive recreation room with double French doors that lead out to the garden**

- **Large games room/bedroom**
- **Open home office area** off the rec room
- **4 piece designer bath** with porcelain tiled floors
- **Large storage room**

Wide, 3 car private driveway with eye catching new interlocking! Separate carport area (that actually fits a car!) with cedar ceiling & roughed-in for an electric car is just one of the thoughtful eco-friendly upgrades the builder chose to add.

Outdoor living space has never looked better! **Professionally landscaped back garden, stone patio, cedar deck with glass railings and roughed in hot tub.** Large trees in the backyard provide you with optimal privacy and shade.

Avoid the endless work, time, hassle, expense & stress! This one of a kind home has been rebuilt and uniquely transformed into a luxurious “forever” family home & dream lifestyle for the lucky new buyers!

Sellers have all permits and information for the new homeowner.

Superb Kingsway Neighbourhood!

The Kingsway is a premier neighbourhood in Toronto's west end.

Known for its idyllic setting, **nestled in the forest of the Humber River Valley!** The streets are lined with **majestic oak and maple trees** that provide the perfect backdrop for the stately homes that grace this neighbourhood.

Superb school district draws many families into the neighbourhood! Islington JMS, nearby Etobicoke Collegiate as well as many great private, public and Catholic Schools including the popular **Our Lady of Sorrows** just north of Bloor on Montgomery. French Immersion pick up is at nearby Donnybrook park to attend Rosethorn Public School. Or St Georges nursery school is up to JK/SK

A shopper's delight! The Kingsway Village shopping district on Bloor Street West has an excellent mix of small specialty shops, chain stores, restaurants, professional & medical services. **The Kingsway Mills outdoor shopping plaza** on Dundas West is a collection of small chain stores, specialty shops, and a fine food store. **Humbertown Shopping Centre** is only a short distance away.

Families have a **myriad of recreational options @ Memorial Pool & Health Club** as well as the **Central Arena on Montgomery Road** offering public skating, organized ice & ball hockey leagues for children and adults. The nearby **Brentwood Public Library** features a variety of children's programming. **The Kingsway movie theatre** at 3030 Bloor Street West screens old and new films.

Plenty of plush parks surround! Fairfield Park, James Gardens, **Etienne Brule** & Central Park is home of the Etobicoke Lawn Bowling Club which includes **two bowling greens, tennis courts & baseball diamond**. **Home Smith Park** accessed off Dundas Street follows the **Humber River and is part of a 10 kilometre paved trail** that links cyclists, in-line skaters, walkers, and joggers to the **Martin Goodman Trail on Toronto's waterfront.**

A golf lover's paradise! Humber Valley Golf Course, The Islington Golf Club, St. George's Golf & Country Club, Lambton Golf & Country Club, Scarlett Woods Golf Course, are all just a short distance away.

Lots of TTC & public transit routes! Short walk to both Islington & Royal York Stations via the Bloor-Danforth & Yonge subway lines. The Islington station is also a connecting route for the Mississauga Transit system as well as providing an express bus service to Pearson International airport.

Motorists are 20 minutes from downtown Toronto's business and entertainment districts via either Bloor Street or Lakeshore Blvd. The airport is approximately a ten minute drive.

Inside Features Include:

- Designer interior doors
- Solid oak stairs with glass railings
- Modern style gas fireplace
- Brand name faucets
- Italian made door locks throughout
- Built-in speakers for sound system
- German made hardware
- Recessed halogen lighting
- LED pot lights throughout – they use a fraction of the normal energy
- Heat Recovery Ventilation – in every bedroom – fresh air through house all year long
- 3 bath fans are on auto motion and humidity sensors
- Nest “SMART” thermostat
- Adorne – stylish light switches and electric outlets
- 200 Amp
- Sump pump with back up

Outside Features:

- Marvin fibre glass windows
- Contemporary interlocking driveway
- Clear cedar under the carport
- Rear cedar deck with glass railings
- Designer exterior wall sconces & pot lighting in the soffits
- Roughed in for hot tub
- Roughed in for electric car
- Rear 5' wide basement walkout
- Large custom storage shed



Bedrooms: 4 + 1	Baths: 4 (2 Pc on Main) (5 Pc on 2nd) (4 Pc on 2nd) (4 Pc on Lower)	Possession: 30-45 Days
Parking: Private drive parking for 3 cars	Approx Sq. Ft: 3390 (Includes Lower Level)	Lot Size: 40.00 x 118.00 Feet
Inclusions: Jenn-Air stainless steel built-in: Fridge, dishwasher, microwave, wall oven, induction cooktop stove & exhaust hood with remote, all electric light fixtures.		
Annual Expenses for 2013: Taxes Not yet assessed as well as utilities since it has been under construction		

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