



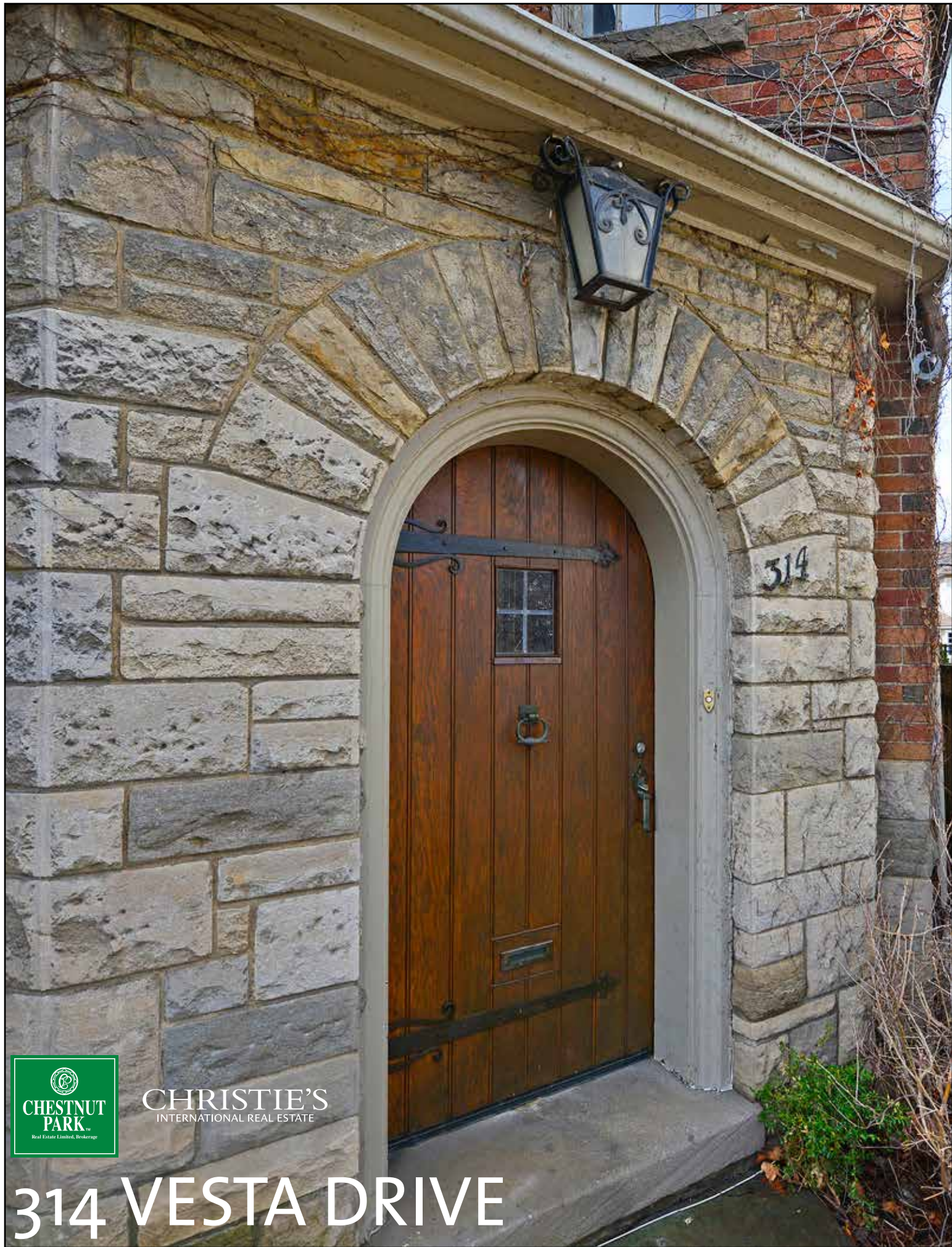
CHRISTIE'S
INTERNATIONAL REAL ESTATE

314 VESTA DRIVE

TORONTO, ONTARIO, CANADA

Offered by Chestnut Park Real Estate Limited, Brokerage

PATRICIA EBY & NORA ROSEMOND - Sales Representatives



CHRISTIE'S
INTERNATIONAL REAL ESTATE

314 VESTA DRIVE

ADDITIONAL FEATURES

2014 HIGH EFFICIENCY GAS BOILER WITH PROGRAMMABLE THERMOSTAT
CLEAN AIR CERTIFICATE
STONE TILE FLOORING IN FOYER AND POWDER ROOM AND POT LIGHTS

2015 BASEMENT RENOVATION INCLUDES:
WALL FRAMING, INSULATION AND VAPOUR BARRIER, INSTALLATION OF WALL
TO WALL CARPET AND UNDERPAD BASEMENT STAIRCASE AND LOWER LEVEL FAMILY
ROOM, NEW HALOGEN LOW VOLTAGE POT LIGHTS AND NEW ELECTRICAL WIRING
FOR LIGHTING AND OUTLETS IN LOWER LEVEL FAMILY ROOM, INSTALLED SUMP
PUMP

EAVESTROUGH REPAIR AND REPLACEMENT

2015 RESIDENCE FRESHLY PAINTED

TAXES \$13,558.41

LOT 50 x 138 FT

INCLUSIONS:

SUB-ZERO FRIDGE, DACOR STOVE WITH HOOD FAN, MIELE DISHWASHER, PANASONIC
MICROWAVE, WASHER, DRYER, 2 SLIM JIM AIR CONDITIONERS, CALIFORNIA
SHUTTERS, WINDOW COVERINGS, CARPET WHERE LAID, ELECTRIC LIGHT FIXTURES.
ALL EXISTING CURTAIN RODS AND TRACKS

EXCLUSIONS:

DINING ROOM CHANDELIER AND TWO SCONCES.

PATRICIA EBY

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**SPACIOUS AND GRACIOUS • TIMELESS ELEGANCE
CLASSICAL DETAILS • STYLISH STATEMENTS**



DISTINGUISHED AND GRACIOUS

ON ENTERING 314 VESTA ONE IS STRUCK BY THE GRACIOUS FOYER WITH LEADED GLASS DOOR. THE SPACIOUS 20x15' LIVING ROOM IS CLASSICALLY PROPORTIONED WITH LIGHT FROM 5 WINDOWS AND AN IMPRESSIVE AND GRAND, MAHOGANY AND LIMESTONE FIREPLACE. LEADED FRENCH DOORS OPEN ONTO THE 17x13' DINING ROOM WITH HANDSOME PANNELLING AND LEADED WINDOWS. BOTH THE LIVING ROOM AND DINING ROOM EMBRACE INTIMATE FAMILY GATHERINGS OR ELEGANT ENTERTAINING WITH A TIMELESS ELEGANCE. A WELL PLANNED KITCHEN FEATURES GRANITE COUNTERS, ABUNDANT STORAGE, CALIFORNIA SHUTTERS, BREAKFAST BAR AND FAMILY ROOM WITH LOTS OF NATURAL LIGHT. GLASS FRENCH DOORS FROM THE EAT-IN KITCHEN OPEN ONTO THE WELCOMING FLAGSTONE TERRACE AND PROVIDE EASY ACCESS TO THE BUILT-IN GARAGE AND POOL SIZED (50 x 138)GARDEN. THE REGAL LIGHT FILLED MASTER SUITE FEATURES A WALL OF BUILT IN STORAGE AND A 3 PIECE ENSUITE. THERE ARE TWO ADDITIONAL BEDROOMS ON THE SECOND FLOOR AND A CHARMING TANDEM ROOM THAT COULD SERVE AS AN OFFICE OR DEN. THE FORTH AND FIFTH BEDROOM ARE ON THE THIRD FLOOR. THE NEWLY RENOVATED LOWER LEVEL MEDIA ROOM FEATURES BERBER CARPETING, POT LIGHTS, MUD ROOM WITH STONE FLOORING AND A GLASS DOOR WALKOUT TO THE GARDEN.



COVETED LOCATION

VESTA DRIVE IS IN THE HEART OF TORONTO'S FOREST HILL NEIGHBOURHOOD AND CONSIDERED ONE OF FOREST HILL'S MOST COVETED ADDRESSES. MINUTES TO FOREST HILL VILLAGE SHOPS AND BOUTIQUES, FOREST HILL PUBLIC SCHOOL, FOREST HILL COLLEGIATE, BISHOP STRACHAN SCHOOL AND UPPER CANADA COLLEGE.





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