



683 ORIOLE PARKWAY

WELCOME TO 683 ORIOLE PARKWAY

Designed with distinction and flair. This gorgeous home combines sophistication with casual elegance. This wonderful townhouse is situated in the coveted Allenby School area and within easy walking distance to the shops, bistros and subway at Yonge and Eglinton. This home boasts of 4 generous bedrooms 5 baths, open concept kitchen, breakfast and family room with walkout to deck. The lower level has a recreation room with gas fireplace, walkout to sunny garden backing onto park, there is direct access to a single garage.

FOYER

Limestone floor, double coat closet, classic crown mouldings

POWDER ROOM

One piece toilet, maple cabinetry, designer sink and faucet, halogen lights, marble floor, classic plaster crown mouldings, marble counter

LIVING ROOM 13'3"X12'1"

Halogen lights, hardwood floors, classic plaster crown mouldings

DINING ROOM: 15'1"X14'4"

Halogen lights, pre-wired for speakers, hardwood floors, classic crown mouldings

KITCHEN: 13'7"X11'2"

Walkout to wood deck. natural gas fireplace, granite surround with wood mantle, Granite counters and tumbled marble backsplash, double stainless steel sink, breakfast counter, halogen lighting and valance lighting, pre-wired for speakers

FAMILY ROOM: 16'3"X11"

Hardwood floors, gas fireplace, wood mantel with granite surround

BREAKFAST ROOM: 7'11"X7'8"

Walkout to balcony

SECOND FLOOR

MASTER BEDROOM: 20'7"X11'10"

Walk-in closet and separate double closet, Hardwood floors, Pre-wired for speakers, California shutters

5-PIECE ENSUITE:

marble floor, walk-in marble shower, one piece toilet, maple wood vanity with marble counter, 2 under-mounted sinks, spa whirlpool tub, halogen lights

SECOND BEDROOM: 18'9"X10'10"

Double closet, Berber broadloom with high density under-pad

MAIN BATHROOM

4 piece, limestone floor, custom vanity, marble counter with under-mount sink

LAUNDRY

Slate floor, upper and lower cabinets, Laundry tub, Washer and dryer

THIRD FLOOR

THIRD BEDROOM: 19'1"X14'9"

Cathedral ceiling, Double closet, Berber broadloom

FOURTH BEDROOM: 11'3"X10'10"

Walkout to roof terrace overlooking park, Double closet, Berber broadloom

4 PIECE BATHROOM

Skylight, custom vanity marble counter with under-mount sink

LOWER LEVEL

Halogen lights, gas fireplace! Sisal Broadloom, walkout to rear garden

3 PIECE BATHROOM



PARKING

Single built-in garage with automatic door opener, direct access to house

HEATING

High efficiency gas furnace, central Air Conditioning, stove, fridge, washer, dryer

SECURITY SYSTEM

CENTRAL VAC AND RELATED EQUIPMENT

INCLUSIONS

All electric light fixtures, broadloom where laid, all window coverings, rods and tracks, California shutters, electric garage door opener, gas burner and related equipment, wall mounted TV in family room, 2 bookcase cabinets in family Room, Samsung fridge, KitchenAid stove, LG washer and dryer, Miele dishwasher, KitchenAid microwave, speakers in dining room and master bedroom central vac, related equipment

EXCLUSIONS

Hot water tank if rental, dining room chandelier, sound system

RECENT IMPROVEMENTS

August 2014: New Carrier Furnace, New Hot water Heater \$6,531 -10 yr parts and 5 year labour

October 2012: Twin Door Samsung Fridge with water dispenser KitchenAid convection oven

January 2012: LG Front Load Steam washer, LG Front Load Steam Steam dryer

July 2011: Miele Dishwasher

June 2009: Lennox Air conditioner

LOT SIZE: 24 x113 feet

POSSESSION: 60-90 Days (TBA)

TAXES: \$9,089.98 (2015)

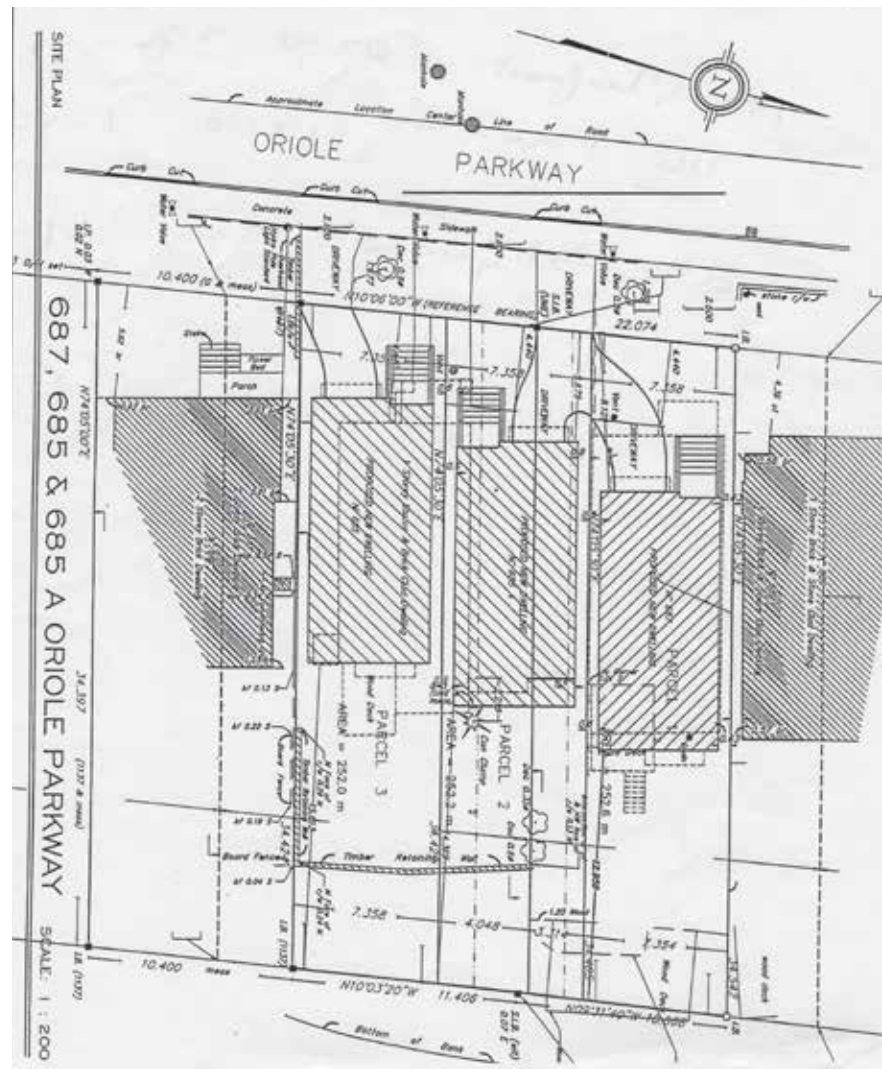
OFFERED FOR SALE AT \$1,939,000



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