

# WELCOME TO **34 FOURSOME CRESCENT**



## **PATRICIA EBY** SALES REPRESENTATIVE

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# WELCOME TO 34 FOURSOME CRESCENT

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This lovingly maintained, sun filled home is situated on a quiet crescent in the heart of the St Andrews neighbourhood. This most desirable location is conveniently located to many of the finest schools, shops and public transportation. The professionally landscaped gardens and gunite pool is an enchanting retreat from the hustle and bustle of the city. The main floor consists of a large living with a magnificent view of the garden. The dining room has French doors open to a deck and garden. The eat-in Kitchen has a walkout to the deck and pool area. A den and 2 piece bathroom complete this floor.

The Second Floor Master Bedroom is oversized and boasts of a walk-in closet and 5 piece ensuite. There are four more bedrooms and a 4 piece bathroom. The lower level has a large recreation room, storage room, cold room and utility room.

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## MAIN FLOOR

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### VESTIBULE

- Ceramic floor

### FOYER

- Hardwood floors, front and back stairs to basement

### LIVING ROOM | 20'1" X 13'2"

- Hardwood floors
- Picture window
- Cornice mouldings
- Wood burning fireplace (inoperable)

### DINING ROOM | 16'3" X 14'10"

- Hardwood floors
- French doors to garden and pool

### KITCHEN | 26'10" X 10'2"

- Eat-in
- Built-in desk
- Walkout to garden, deck and pool
- Hardwood floors
- Loads of storage
- Overlooks garden

### DEN | 11'X10'2"

- Hardwood floors
- Built-in cupboards and shelves
- California Shutters

### 2 PIECE POWDER ROOM

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## SECOND FLOOR

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### MASTER BEDROOM | 18'4" X 13'

- Broadloom
- Walk-in closet
- California shutters

### 5 PIECE ENSUITE

### SECOND BEDROOM | 12'2" X 9'11"

- Double closet
- California Shutters

### THIRD BEDROOM | 13'1" X 11'10"

- Broadloom
- Double closet

### 4TH BEDROOM | 11'9" X 9'8"

- Double closet
- Broadloom

### 5TH BEDROOM | 11'9" X 10'5"

- Double closet
- Broadloom
- Built-in shelving and cupboards

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## LOWER LEVEL

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- Back stairs to side door

### RECREATION ROOM | 25'X 19'5"

- Stone Fireplace (inoperable)
- Broadloom

### STORAGE ROOM | 13'2" X 9'10"

- Built-in shelving
- Tiled floor

### COLD STORAGE | 7'1" X 7'

### LAUNDRY/UTILITY ROOM | 22'6" X 10'3'

- Washer and Dryer
- Gas burner
- Sump pump

### 2 PIECE POWDER ROOM

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## ADDITIONAL INFORMATION

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### POOL

Betz Gunite

### HEAT

Forced air gas

### AIR CONDITIONING

### DRIVEWAY

Private, Double attached garage

### LOT SIZE

55' x 110'

### REALTY TAXES

\$8,760.44 2019

### POSSESSION

June 14, 2019

### SCHOOLS

- Owen Public School
- St. Andrews Junior High School
- York Mills Collegiate
- Havergal College
- Crescent School
- Toronto French School
- Loretto Abbey

### IMPROVEMENTS

- New Ridley windows - June 2014
- The pool is opened and closed every year professionally

### INCLUSIONS

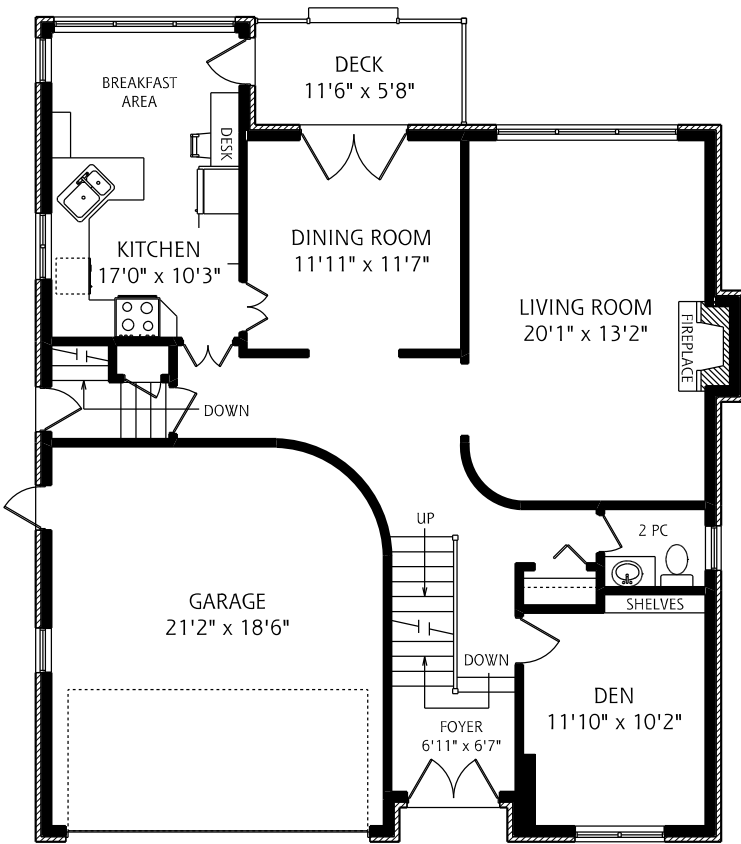
- Stove
- Fridge
- B/I Dishwasher
- Washer and Dryer
- Broadloom where laid
- California Shutters
- All electric light fixtures
- All Pool related equipment
- Irrigation System
- Security System
- Electric garage door openers

**OFFERED FOR SALE AT  
\$2,295,000**

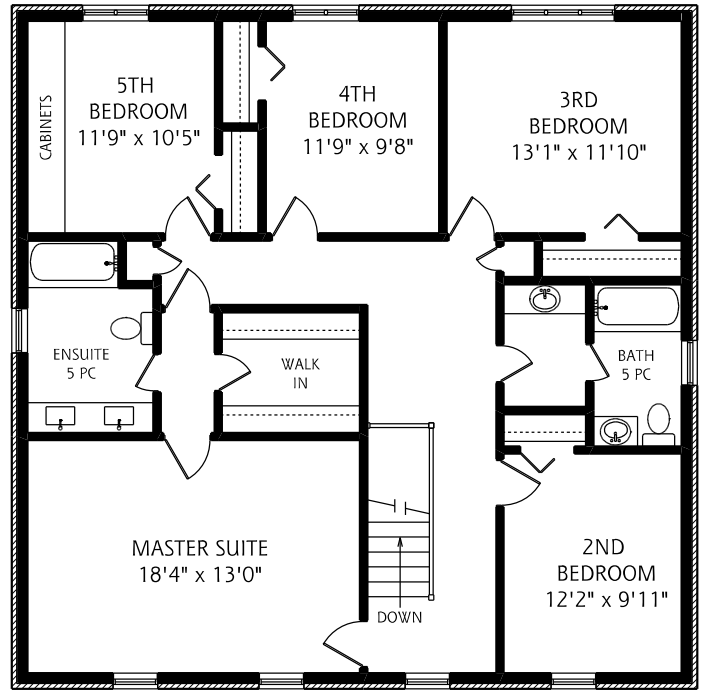




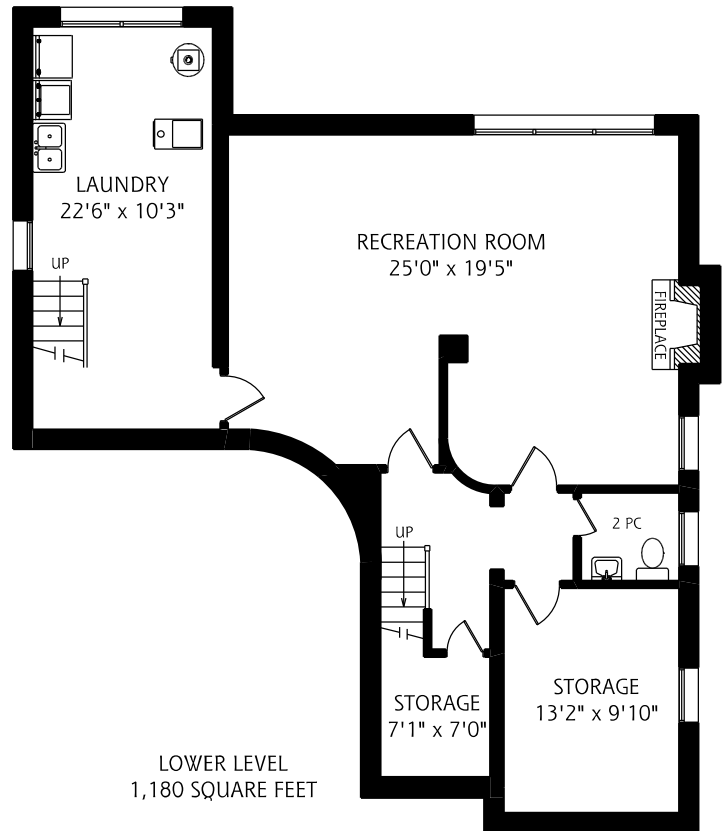
# 34 FOURSOME CRESCENT



MAIN FLOOR  
1,180 SQUARE FEET  
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
5 FOOT SCALE



SECOND FLOOR  
1,460 SQUARE FEET



LOWER LEVEL  
1,180 SQUARE FEET





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