



1212 ROYAL YORK ROAD

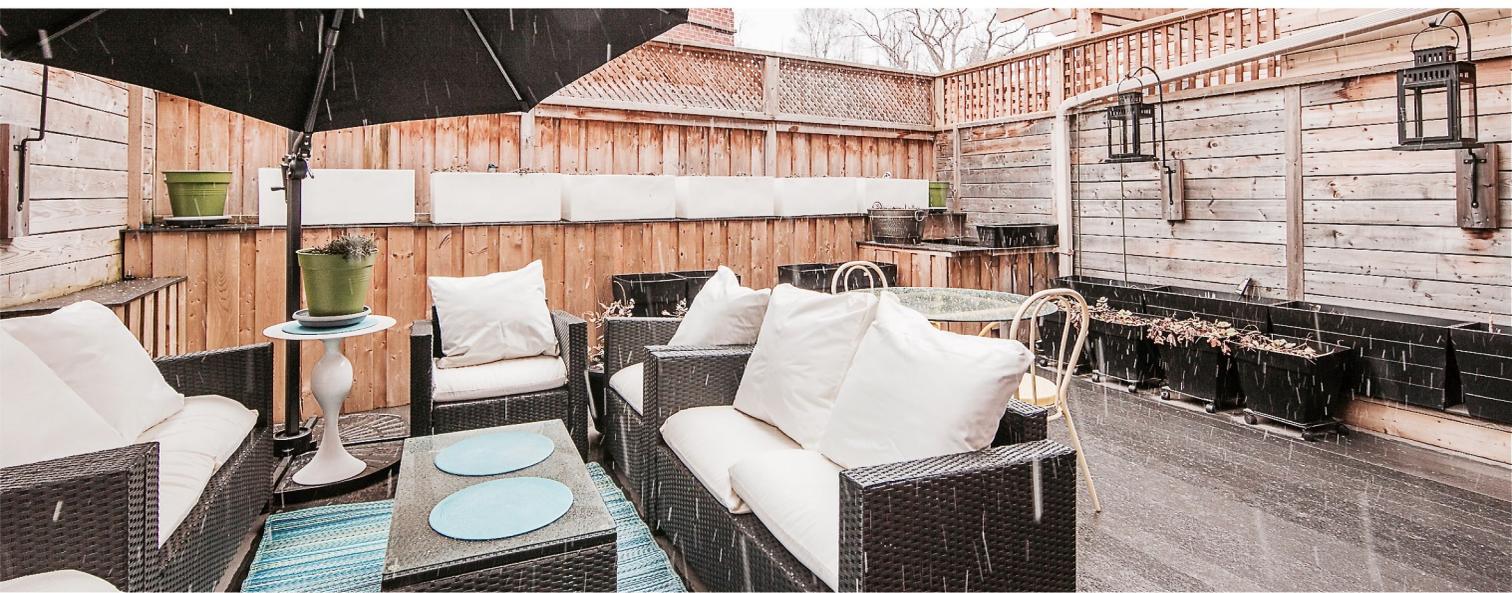
PRESENTED BY THE DALINDA TEAM



A sophisticated freehold town home opportunity in prestigious Humber Valley!

This home is a stunning 2,550 square foot, 3-bedroom, 3-bath townhouse residence that exudes an air of style and elegance. The generous marbled foyer opens to an opulent, open concept main floor, with built-in cabinetry around the cozy fireplace. Oversized double glass doors lead to a private terrace, with planters befitting classic summer entertaining. A state of art kitchen features a centre island, pantry, and the finest in appliances.

The captivating master suite is with a one of a kind 5-piece ensuite, walk-in closet, and private terrace. This exceptional condo alternative comes with double car garage and steps to Humbertown Plaza, renowned schools, and quick access to subway, downtown, and airport.



































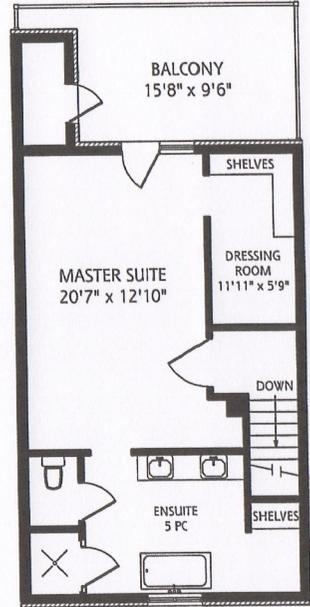
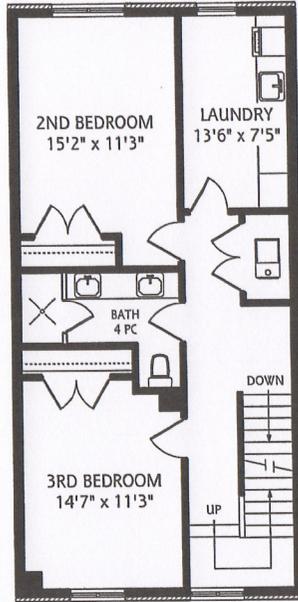
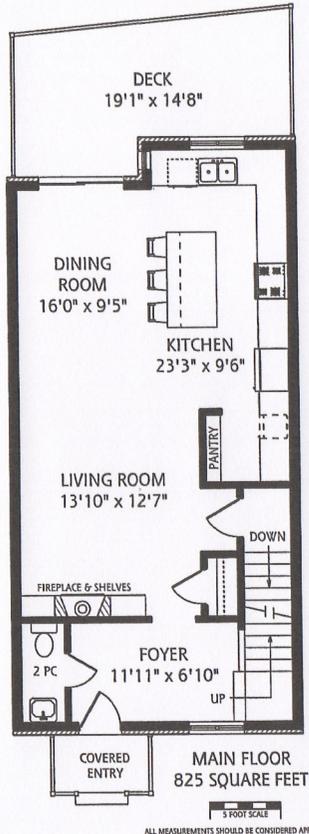
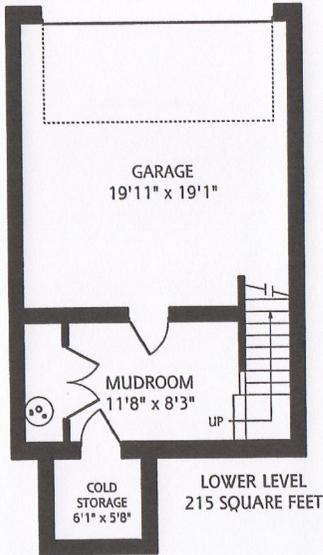


SPECIAL FEATURES

Builders own model home
Originally, with Tarion warranty (now 7-years old)
Heated marble foyer
9-foot ceilings
Pot-lighting
Hardwood floors throughout
Built-in bookcases and cabinets
Gas fireplace
Granite counters
Wolf 6 burner gas stove
Sub Zero panelled fridge
Miele built-in dishwasher
Built-in bar fridge
Built-in microwave
LG washer and dryer
Designer baths
Heated floors in ensuite
Central vac
Water softener
Water purifier
Humidifier
Custom blinds, Hunter Douglas
Video entry phone
Security system
2 decks
Barbecue gas hook up
Built-in planters
Storage shed on upper terrace

Double car garage, with auto door opener
\$150 per month maintenance fee
Excluding: drapes, dining chandelier, hall sconces,
master TV, 3 way mirror in ensuite (dining mirror is hung
and all freestanding cabinets)

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5 FOOT SCALE
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

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EXCEEDING EXPECTATIONS



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HUMBER VALLEY VILLAGE

This residence is located in the Humber Valley Village, one of Toronto's finest neighborhoods. From the 1930s through to the 1960s, the Humber Valley Village had been one of the last communities that had been developed by Home Smith, who had also built The Kingsway, Princess Anne Manor, Baby Point, Old Mill, and Brule Gardens. The Humber Valley Village features rolling landscapes, twisting roads, and many lush trees that highlight the majestic homes that form this enchanting neighborhood. The Humber Valley Village boasts some of the best schools in Toronto West, including Kingsway College School, Humber Valley Public School, and Etobicoke Collegiate, the Humbertown Shopping plaza, the renowned St. George's Golf Club, beautiful parks, including James Gardens, and quick travel times to the downtown core and the airport, via car or public transit.



