



418 ARMADALE AVENUE

PRESENTED BY THE DALINDA TEAM



This home is an exquisite, newly renovated 2,095 square foot residence in trendy Bloor West Village. This home features a sought-after, open-concept design, with a main floor den that opens to a large L-shaped deck. The ultra gourmet kitchen has a center-island, with quartz counters and breakfast bar. A dramatic master, with vaulted ceilings, features a luxurious designer ensuite and a walk-in closet. The stunning lower level was excavated for high ceilings, with pot lighting. A picture perfect yard features a garage and easy parking for 2 cars. Rare quality and superior workmanship are hallmarks throughout this masterpiece.





























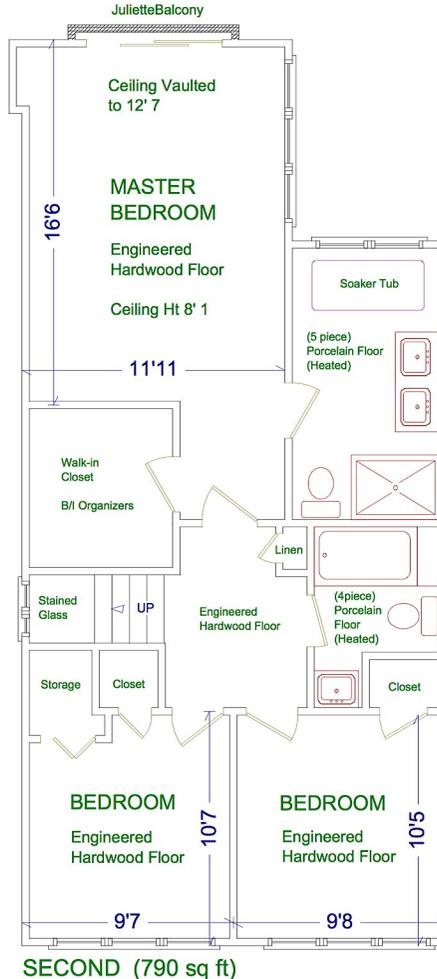




Special Features

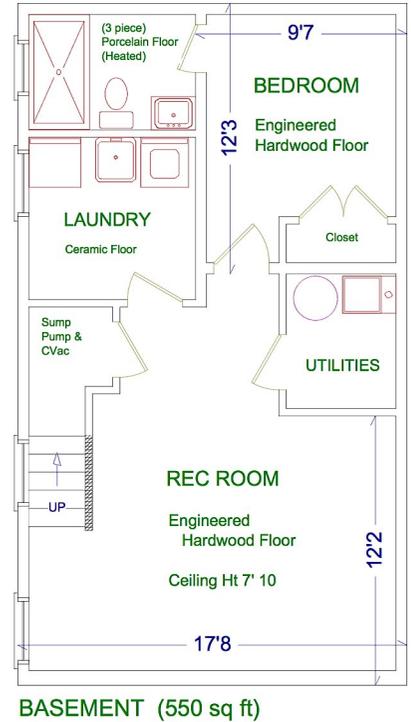
LED pot lighting throughout
Designer light fixtures
Ceiling fan
3/4" engineered Vintage hardwood floors
All new vinyl windows, except 6 original stained glass windows, with screens
1 3/4" solid core doors
Lighted closets, with closet organizers
All baths have heated floors (except 2pc)
Supplementary heated floors in den
Marcon kitchen, with quartz counters
Wolf gas stove, Miele built-in dishwasher, Samsung double door fridge, Panasonic built-in microwave
LG steam washer and dryer
Custom wrought iron rails that can be modified with pexi glass panels
Hi efficiency new gas furnace
New central air
New hi efficiency owned gas water heater
200-amp service, with Cat 5 wiring and roughed-in cable
Central vac, with attachments and 3 sweeps
Security system, with motion detectors
3/4" water service
Gas fireplace
Built-in glass shelves in dining room
Pocket door for main floor 2-piece
Juliette balcony in master
Riabel free standing oversized tub
Luxury designer plumbing fixtures
Outside walls and attic newly insulated
Fenced yard
Automatic garage door opener
Rear gate opens to parking pad
New interlocking walkways in front and rear
Professionally landscaped

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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479



Bloor West Village

THIS RESIDENCE IS LOCATED IN BLOOR WEST VILLAGE, TORONTO'S MOST POPULAR WEST END COMMUNITY. BLOOR WEST VILLAGE HAD BEEN FOUNDED IN 1909 BY THE INSTRUMENTAL EFFORTS OF COLONEL WILLIAM SMITH DURIE, WHO HAD OWNED THE LANDS NOW KNOWN AS BLOOR WEST VILLAGE, AND EASTERN EUROPEAN IMMIGRANTS, WHO HAD INNOVATIVELY DEVELOPED THE AREA AND ITS BUSINESSES. THIS NEIGHBORHOOD BOASTS SOME OF TORONTO'S BEST SHOPPING AND DINING DESTINATIONS, THE BEST SCHOOLS IN TORONTO WEST, BIKE TRAILS AND PARKLANDS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.



418 ARMADALE AVENUE
LOT SIZE: 25 FEET X 108.83 FEET

EXCEEDING EXPECTATIONS

 **DAIVA DALINDA**
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