THIRTY-SEVEN
QUEEN ANNE ROAD

HOMES OF DISTINCTION .NET

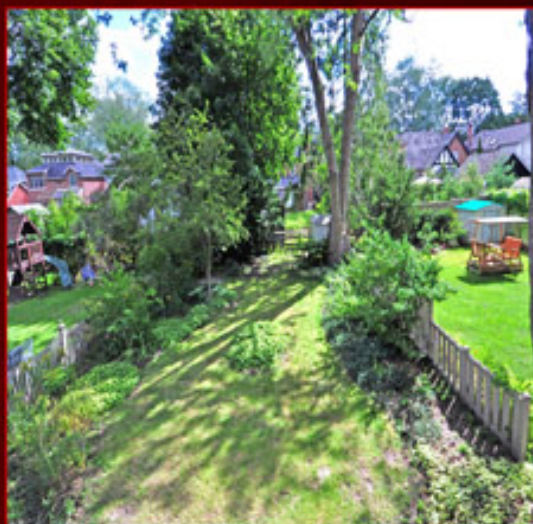*Welcome to THE KINGSWAY*

"A little bit of England far from England"
— Robert Home Smith, 1924

This residence is located in The Kingsway, one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance. The Kingsway boasts some of Toronto's best shopping and dining destinations, the best schools in Toronto West, and quick travel times to the downtown core and the airport, via car or public transit.

FOR SALE AT: $1,759,000   LOT SIZE: 40 x 135 FEET

SPECIAL FEATURES

- Designer light fixtures and pot lighting
- New oak ¾" hardwood floors finished on site
- 2-fireplaces
- Skylights
- Custom kitchen cabinetry, with island, built-in desk, glass cabinets, Cesar stone counters, and marble backsplash
- Premium stainless steel appliances include a 5-burner gas stove, a fridge, a built-in dishwasher, and a built-in microwave
- Custom designer cabinetry in all baths
- Heated floors in 2 baths
- Mudroom from garage, with custom built-in cabinetry
- Stone front
- Rear deck and brick patio
- Copper lower roof
- Hi efficiency gas service
- 200-amp service
- Wired for 2 home theatres
- Custom cabinetry in laundry room

EXCEEDING EXPECTATIONS

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CARRIAGE TRADE

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This home is a captivating, renovated 5-bedroom luxury residence on a very large pool-sized lot in the heart of The Kingsway, just steps to Lambton Kingsway School.

The foyer opens to formal principal rooms, a spectacular gourmet chef's kitchen, with Cesar stone counters and island, and a family room, with a walkout to a deck, all with designer custom finishes, crown mouldings, and hardwood floors. The dramatic master, with vaulted ceilings, has a stunning 5-piece ensuite! This home features a finished basement and mudroom, with built-ins and access to the garage.