

FEATURES of 24 BLAIR ATHOL CRESCENT

Home General

Fully Renovated Home 3400 Sq Ft
Reframed, insulated, drywalled, crown moulding
New Windows, Roof, Hardwood Flooring, Kitchen, Washrooms
New Hi-Efficiency Furnace & A/C (JULY 2016) & Nest
New Electric Panel (JULY 2016)
7.5 inch step bevel trim through out home
4.5 inch step bevel trim with backbend on all windows and doors
New Plaster Crown Moulding Through out Main Floor
10 ' in Main Foyer and Breakfast Area/Family Room
8' Throughout the Rest of Main Floor
Solid wood shaker doors, with custom detailing
Polished chrome Emtek hardware though out
Built In Speaker throughout home
Hunter Douglas Silhouette Blinds Throughout
Blinds on automation in Living Room & Breakfast/Family Room
Central Vac with attachments
Decora switches with screwless plates and dimmers
Solid wood trim throughout
Alarm System with motions sensors
Thermostatic valves in all washrooms
Custom organizers in all closets
100 Amp & New electric panel (installed 1.5yrs ago)
4" oak medium walnut hardwood throughout main floor finished on site

A|S

A N A S A N T O S

SALES REPRESENTATIVE

Foyer | Main Hall

8' single glass panelled solid mahogany door with Mortice Baldwin hardware
Calacatta Italian Porcelain Floor
Crown Moulding with halogen pot lights & designer polished nickel chandelier
Coat Closet
10' Ceilings

Living Room

Oak Hardwood flooring
Square Pot lights
Gas fireplace with Calacatta marble surround and custom Mantle
Large window with automated Hunter Douglas Silhouette Blinds
Built-In Speakers
Crown Moulding

Dining Room

Oak Hardwood flooring
2 Panelled Shaker Glass French Doors leading connecting to Family Room
Passage to Kitchen
Square Pot lights
Jonathan Adler chandelier
Crown Moulding

HARVEY KALLES
REAL ESTATE LTD | BROKERAGE

2316 Bloor St W Toronto, ON M6S 1P2 | 416.441.2888

D: 647.232.7317 | ana@asantos.ca | www.asantos.ca

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SALES REPRESENTATIVE

Family Room

Oak Hardwood flooring
Coffererd ceilings with square pot lights & Modern Polished Nickel Chandelier
Wall mounted gas fireplace with remote
Wall hung built-in
Built-in speakers with surround sound
Wall to Wall tall windows with Hunter Douglas Silhouette automated Shades

Kitchen

Custom designed, Shaker style Painted cabinets & peninsula with seating for 4
Caesarstone counters
Undermount stainless steel double sink
Chrome Hans Grohe faucet
Square Pot lights, under counter lighting, modern pendants over peninsula
Oak Hardwood flooring
Glass backsplash
Walkout to backyard patio
30" Miele, Stainless Steel, 4 burner induction cooktop
30" Miele, Panelled, fridge|freezer
Miele Stainless Steel wall oven
Miele Speed Oven
Miele Steam Oven
Miele Panelled Dishwasher

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6PC Main Floor Bath Room

Porcelain floor from Italy

Skylight

Square pot lights and modern wall sconce

Free standing egg shaped tub with Rubinet Floor Mounted Faucets

Large Glass enclosed shower with Caesarstone threshold, Hans Grohe hand held and rain shower, Rubinet faucets with thermostatic valve

Wall hung Custom Built Walnut Double Vanity with Ceasarstone Countertop and Rubinet Faucets

One Piece Skirted Toilet

Heated Floors

Outlet for Wallmounted TV

Master Suite

Oak Hardwood flooring

Plaster moulding on ceiling, square pot lights, built-in speakers and chandelier

Large casement window

Wall to Wall Solid Wood Custom Wardrobe with Flat Hi-Gloss Door

Hunter Douglas Silhouette Blinds

5-Piece Ensuite

Italian Calacatta Porcelain heated Flooring

Square pot lights and modern wall sconces

Built In Ceiling Speakers

High end Double Vanity with Polished Chrome Rubinet Faucets

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SALES REPRESENTATIVE

Glass walled shower with Caesarstone bench
Hans Grohe Handheld & Rainshower, Rubinet Thermostatic Valve
Steam Shower
Porcher One Piece Skirted Toilet
Heated Floors

Staircase

Wooden Staircase with Stainless Steel & Glass railing

Bedroom 2

Oak Hardwood flooring
Square pot lights
Hunter Douglas Silhouette Blinds
Crown Moulding
Double door closet with organized shelves, drawers and hanging

Bedroom 3

Oak Hardwood flooring
Square pot lights
Built In Ceiling speakers
Hunter Douglas Silhouette Blinds
Crown Moulding
Closet with organized shelves and hanging

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LOWER LEVEL

Main Bathroom (4pc)

Porcelain Heated floor

Floating vanity with single sink, custom mirror and side wall unit for storage

Large Glass enclosed shower with porcelain & glass wall tile, Calacatta threshold & Hans Grohe hand held

Square Pot lights & Wall Sconces

Laundry Room

Custom Built Cabinetry with Hanging

Caesarstone Counters

Front load Miele Washer & Dryer

Laundry Sink & Hans Grohe Faucet

Porcelain floor tile with recessed drain

Heated Floors

Bedroom 4

Laminate Flooring

Square Pot Lights & Chandelier

Walk In Closet

Bedroom 5

Laminate Flooring

Square Pot Lights & Chandelier

Closet & Wall to Wall Wardrobe

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Recreation/Theater Room

Laminate Flooring

Square Pot Lights and Modern Chandelier

Oversized Windows with Hunter Douglas Blinds

Gas Fireplace with custom Mantle and Built Ins for Storage

Built In Ceiling Speakers

Solid Wood Custom Built Bar with Caesarstone Counter, Stainless Steel Bar Sink, Hans Grohe Faucet, Stainless Steel Wine/Beverage Fridge

Walk In Pantry with Custom Shelves for Storage

Garage

Double car with newly poured polished concrete floor (washable)

Spray foamed & Drywalled Walls and Ceilings

Suspended storage loft area

Custom Built Garage Door with Window

In wall Garage Door Opener & Side Door Access

LED lights on the ceiling

Water Supply

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Exterior Specs

Stucco

Asphalt driveway with flagstone border

Exterior LED lighting

Exterior gas line for BBQ & Heat Lamps

Newly Laid Flagstone patio and front porch

New Knee Walls with Natural Stone

Newly Interlocked, side walkway & dining and sitting area in Backyard

Exterior speakers

Sprinkler system

Security system

Heated Chlorine Vinyl Pool with New Heater & Pump

Newly Poured Concrete & Coping Around Pool with Flagstone

New Drainage on Exterior of Home

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