

	35 Edenbrook Hill List: \$3,995,000 For: Sale Toronto Ontario M9A3Z8 Toronto W08 Edenbridge-Humber Valley Toronto 113-8-L SPIS: N Taxes: \$19,471.30 / 2019 DOM: 0
	Detached Front On: E Link: N Acre: 2-Storey Rms: 13 + 5 Bedrooms: 4 + 1 Washrooms: 5 1x6x2nd, 1x5x2nd, 1x3x2nd, 1x2xMain, 1x3xLower
Lot: 75 x 134 Feet Irreg: Dir/Cross St: Royal York & Edenbridge	

MLS#: W4572256 **Contract Date: 9/10/2019** **PIN#:**
Possession Remarks: 90 Days/Tba

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.09	x 5.18	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	4.27	x 5.18	Hardwood Floor	Pot Lights	
3	Kitchen	Main	4.22	x 5.18	Stone Counter	Centre Island	Combined W/Family
4	Breakfast	Main	3.81	x 4.52	W/O To Yard	Combined W/Kitchen	
5	Office	Main	3.78	x 4.88	Hardwood Floor	Pot Lights	Panelled
6	Family	Main	4.22	x 5.84	Hardwood Floor	Combined W/Sunroom	Fireplace
7	Sunroom	Main	2.74	x 2.74	Hardwood Floor	W/O To Yard	
8	Master	2nd	4.52	x 4.72	Hardwood Floor	W/I Closet	6 Pc Ensuite
9	Sitting	2nd	4.04	x 5.49	Hardwood Floor	Walk Through	3 Pc Ensuite
10	2nd Br	2nd	4.22	x 5.49	Hardwood Floor	W/I Closet	Semi Ensuite
11	3rd Br	2nd	4.57	x 5.18	Hardwood Floor	W/I Closet	Semi Ensuite
12	4th Br	2nd	4.45	x 5.41	Hardwood Floor	His/Hers Closets	

Client Remks: *Spectacular! Rarely Offered, Stately Custom-Built Prestigious Edenbridge Masterpiece *Boasting Over 7000 Sq Ft Of Fin Space (4700 Above Grade, 2300 Below Grade) *Stunning Oversized Chef's Kit W/Wo To Serene, Private Yard W/Mature Treescape, Gorgeous Salt Water Lap Pool & Stone Encrusted Hot Tub *Open Concept Fam Rm Comb W/Quaint Sundrenched Sunroom *Grand Open Foyer W/Towering 15' Ceilings *Unique, Flex 2nd Fl Nanny's Quarters W/Sep Bath And Br

Extras: *5Br, 5 Lux Baths *3 Fireplaces *Massive Fin Bsmt W/B/I Theatre Rm, Gym, Wine Tasting Rm & Wine Cellar *Designer Decor, Appointed W/Lux Finishes Throughout *Exceptional Attention To Detail *Must Be Seen! *Please See Inclusions On Schedule B

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE **Ph:** 416-588-8248