

MULHOLLANDROSS GROUP (416)230-8500

KW Referred Realty, Brokerage

Proudly Presents

31 FLORENCE AVENUE

Perfectly situated in the heart of the friendly West Lansing Community. Steps to Yonge, Subway, Wholefoods. Super easy access to the 401. Enjoy the intimate Franklin Park or the popular Gwendolen Park with Tennis and Playscape. Located among miles of wooded paths that lead to Earl Bales Park and the Don West River system.

Cameron PS and St Edwards Catholic School are both easy walks. Prestige Private school is in the neighbourhood.

Northview CI is the local high school and provides Specialty Gifted Math/Science, Cyberarts and Elite Athlete programs

This community has an active home owners association and provide many community and family events. (and parties!)

This home was custom built for the builder's own family and completed at the end of 2013.

A FEW THINGS YOU MAY NOT SEE

- Smart wired for sound, security and more
- Inground sprinkler system in front yard and backyard.
- Level driveway holds two cars.
- Heated floors through basement
- Heated floors in all 5 bathrooms
- Built in speakers on all three floors
- Closet organizers and additional storage areas through out
- Did you notice how the master bedroom wing is perfectly set with the kid's rooms just down the hall...

OUTSIDE

- Stone and Stucco exterior
- Wide private driveway with stone coping
- Oversize tiered decking with covered porch plus large sun deck
- Large Interlock patio and professionally planned kid's scape
- Fully fenced backyard with gardens and plenty of room to play
- Walk out basement. Oversize balcony off master bedroom. Loads of outside space.

INSIDE

- 10' Ceilings on main floor. 9' on 2nd floor. Cathedral Ceilings in Master Bedroom.
- Thoughtfully planned open concept home is perfectly sized 2,853 SQ FT PLUS fully finished lower level
- Solid oak hand scraped wide plank hardwood floors. Designer baseboards and door trims.
- Solid interior doors through out.
- Wainscoting, high baseboards, skylight with designer screen, solid doors, modern cornice molding for clean lines
- Three gas fireplaces
- Closet organizers. Custom built ins.
- Direct access from garage to home – thoughtfully planned mud room for coats and hats and backpacks
- Laundry chute to laundry room
- LED Pot lights and all designer light fixtures.
- Heated floors and quartz counters in all 5 bathrooms.
- Quartz counters in kitchen including center island
- Butlers pantry cabinets, quartz counters and bright walk in pantry with shelving.
- Heated basement with Nanny's room and full bath (note huge window in bedroom!)
- Easily a bright self contained inlaw/nanny suite with loads of natural light and a separate entrance
- Large laundry area with counters, cabinets and a convenient chute

INCLUDED

- All kitchen Thermador appliances including panelled fridge, 6 burner gas stove with oven, built in dishwasher, built in Microwave/convection drawer, hood fan – all stainless steel. Front load Washer and Dryer.
- Forced air gas furnace. Central air conditioner. Heat exchanger/Humidifier, Large hot water tank.
- Central vacuum on all three floors. All built in Speakers. All TV mounts.
- All window coverings, all built in shelving and cabinetry, all light fixtures