

*Pride of Homeownership*

In the sought-after Davisville Village community!

*Welcome To*

65 Cleveland Street, Toronto

# *Exceptional Features!*

## **Outdoor Living And Entertaining**

- Entertainer's deck with durable composite flooring
- Gas line BBQ hookup
- Spacious outdoor space perfect for family BBQs and relaxing summer evenings



## **Premium Kitchen**

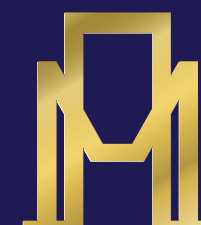
- Quartz kitchen countertops with elegant marble flooring
- Stainless steel appliance package including:
  - ✓ Ultra-quiet Bosch dishwasher
  - ✓ Electrolux 4-burner gas slide-in range with warming drawer
  - ✓ LG double-door fridge with Craft Ice Maker
  - ✓ Central vacuum system with 2 convenient vac-pans located in the kitchen and dining room



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**ANDREW MANSOUB**  
Realtor®

416 • 629 • 7474

# Additional Features!

## Comfort And Energy Efficiency

- Hydronic radiant floor heating on all levels, individually controlled by floor
- Approximate winter heating bills of \$100/month or less
- Cleaner heat with reduced dust circulation
- Insulated Concrete Form (ICF) exterior walls throughout the basement and all floors
- Superior insulation keeps the home cooler in summer and warmer in winter
- Heat Recovery Ventilator (HRV) system for continuous fresh air circulation
- Ductless A/C units on the main, second, and third floors
- Efficient cooling that cools areas within minutes
- LED pot lights throughout the home

## Flooring And Interior Finishes

- Bamboo hardwood flooring on the basement, second, and third floors
- Maple hardwood flooring on the main level
- Second-floor bathroom finished with Calacatta marble
- Third-floor bathroom with marble finishes

## Smart Home and Technology

- Pre-wired kitchen and media room for Cat 5e internet connection from the basement
- Cable outlets in the kitchen, living room, and media room
- Wired home alarm system with motion detectors

## Mechanical And Utility Systems

- 200-amp electrical panel
- LG ThinQ washer and combo
- Dedicated top-of-the-line Viessmann on-demand water heater for radiant floor heating Owned, not rented
- Additional owned on-demand water heater and HVAC system, not rented

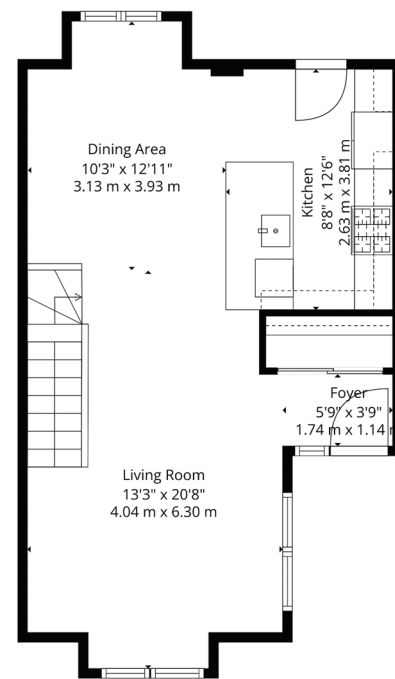


## Public Schools

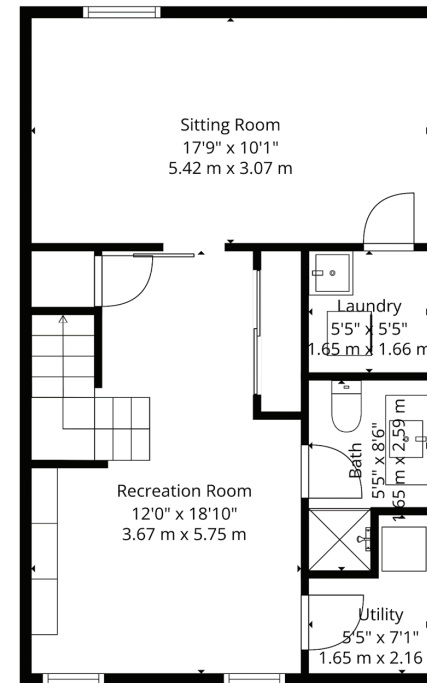
- Maurice Cody Junior Public School - JK-5, highly sought-after midtown elementary
- Leaside High School

## Top Private Schools

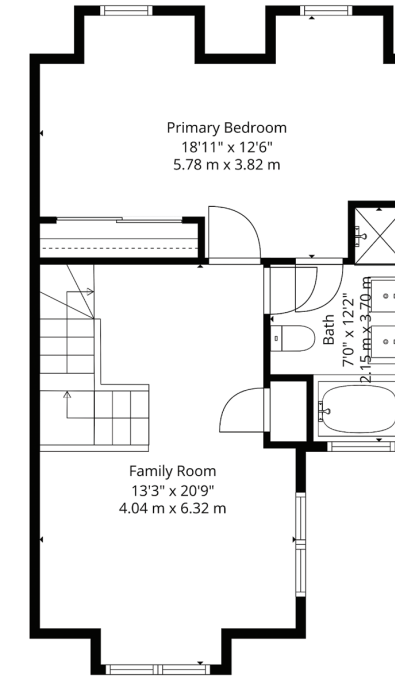
- Upper Canada College
- Bishop Strachan School
- Crescent School
- Branksome Hall
- Havergal College
- Greenwood College School
- BrightPath Academy Davisville Village
- Sunnybrook School
- BrightPath Academy Leaside



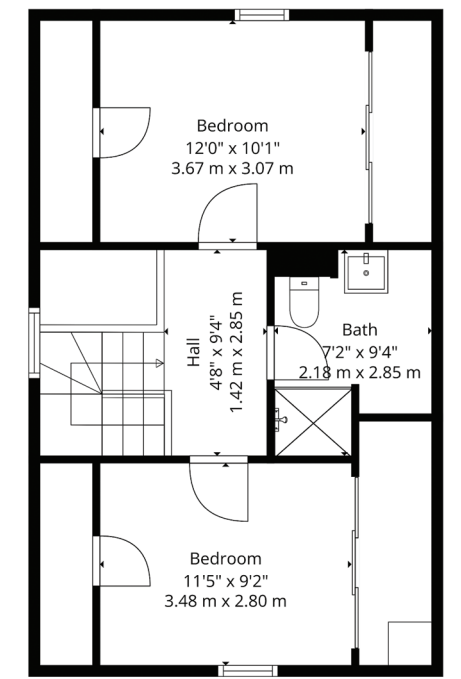
TOTAL: 2076 sq. ft., 193 m<sup>2</sup>  
Basement: 491 sq. ft., 46 m<sup>2</sup>, 1st floor: 525 sq. ft., 49 m<sup>2</sup>, 2nd floor: 540 sq. ft., 50 m<sup>2</sup>, 3rd floor: 520 sq. ft., 48 m<sup>2</sup>  
EXCLUDED AREAS: UTILITY: 29 sq. ft., 3 m<sup>2</sup>, WALLS: 205 sq. ft., 18 m<sup>2</sup>



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