



211 Indian Rd Cres.

\$899 900

Taxes: \$3776.29

Built in 1910.

Owned and occupied by the original owner until last year now rebuilt and restored to perfection.

Exceptionally tailored; combining the finest materials from by-gone era and blended with all desired amenities of today. Incredible mill work & finishing's.

An absolute jewel!

Approximately 2400 square feet of living space.

Rarely does a property like this come on the market.



Welcome to 211 Indian Rd Cres.

Located on a beautiful tree lined residential area within a 10 minute walk to the subway (Keele & Bloor), High Park, several schools, and the trendy "Junction" area and Bloor St West shops.

Pre-Home Inspection available.

Dual furnace system – commercial unit on the 3rd floor roof for the second and third floors and a high-efficiency HVAC for the ground and basement floors.

New 200 AMP service with separate 30 AMP service for the garage and workshop.

All work done with city Toronto approved permits to code.

Rebuilt detached double car garage/coach house.

Exterior:

- * Restored front porch
- * Professionally landscaped front yard with stonework & flagstone inlay walk-way
- * Original 100 year old oak front door & screen door
- * All new thermopane windows throughout
- * New roof with premium 30 year shingles.
- * Excavated exterior is properly graded and waterproofed.
- * Drains replaced throughout with new water service with 1" copper and new Pex throughout.

Kitchen:

Top of the line stainless steel KitchenAid® appliances including fridge (with ice dispenser), gas slide-in stove, built-in dishwasher and microwave hood-fan.

- * Custom Cortina antique white kitchen.
- * Breakfast bar.
- * Honed Carrera marble counter.
- * Carrera marble & glass backsplash.
- * Under counter lighting.
- * Double pantry.
- * Breakfast cabinet.
- * Undermounted sink.
- * Walk-out to deck and fully landscaped backyard
- * Gas barbeque line on the back deck.
- * ¾" oak floors
- * H.V and plumbing run to exterior wall at the back of the house.

Living Room & Dining Room:

- * 26 ft x 15 ¼ ft
- * ¾" oak floor throughout, oiled walnut finish
- * Ceiling height gas stone fireplace.
- * Crown mouldings.
- * 9' ceilings.
- * 8" baseboards throughout.
- * Original restored open oak staircase.
- * Pot lights & modern/antique chandelier.

2nd floor laundry room

- * Whirlpool® full-size washer & dryer.
- * Porcelain sink & cabinet.
- * Separate drain tray.

Spa Bathroom:

- * Carrera marble floors
- * Seamless custom glass shower enclosure with marble surround.
- Imported Italian fixtures including large stainless steel rain head shower.
- * Double freestanding oval tub with free-standing stainless steel taps
- * Double cabinets with porcelain sinks.
- * Toilet closet.
- * Linen closet.
- * 3 stainless steel sconces.
- * Bevelled mirrors.
- * Crystal chandelier.
- * Wired for flat screen TV.

Bedrooms:

Master:

- * 14.5 ft x 14.4 ft
- * Custom wall to wall and floor to ceiling cabinetry pre-wired for flat screen TV.
- * Crown moulding
- * Walk-in to spa bathroom.

2nd bedroom / den:

- * 11.4 ft x 10 ft
- * Original 4 ft wide pocket door

3rd bedroom:

- * 12 ft x 12.8 ft

4th bedroom

- * 9.8 ft x 9.6 ft

All Bedrooms:

- * Oak floors
- * Original restored doors and frames throughout
- * lighted closets

Call **Teresa Lorusso**, salesperson
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Many original details preserved!

