

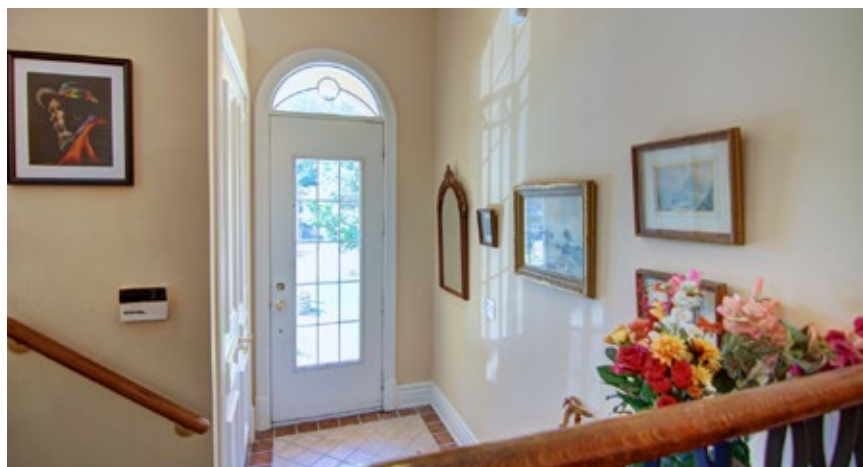


18 FRANKLIN AVENUE, TORONTO

Luxury and comfort in this large bright detached four bedroom, four bathroom home steps to Yonge and Sheppard. Enjoy modern urban living with high end features including hardwood, pot lights, and 10ft ceilings. Close to schools, parks, public transit, Sheppard subway, 401, and more.

Oulahen TEAM
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Welcome

NEIGHBOURHOOD AMENITIES:

- Gwendolen Park
- Franklin Park
- Stuart Greenbelt
- Avondale Park

Several schools walking distance:

- St. Edward Elementary School (new location under construction)
- Cameron Public School

Many shops and restaurants on Yonge Street

- Starbucks and Tim Horton's
- Whole Foods (under construction)
- And many more!
- Yonge-Sheppard TTC Subway Station

ROOMS: 7+2

BEDROOMS: 3 +1

BATHROOMS: 4

LOT: 25 x 130.13ft

INCLUSIONS: Stainless steel appliances including: Jenn-Air fridge, GE wall oven, gas stovetop, Panasonic microwave, Frigidaire warming oven, Maytag dishwasher. Broan rangehood. Washer and dryer. Central Vacuum and attachments. Humidifier. Garage door opener. High Efficiency furnace. All electrical light fixtures. All broadloom where laid. All window coverings.

TAXES: \$5,779.68 for 2013

PRICE: \$1,069,000

POSSESSION: 60 Days/TBA

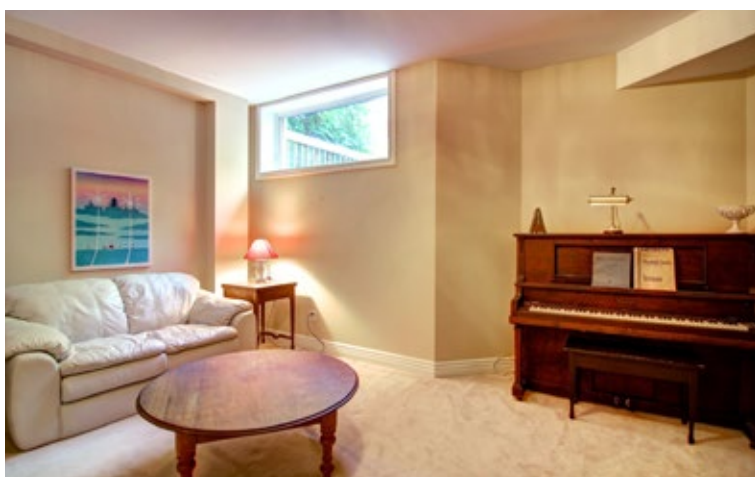
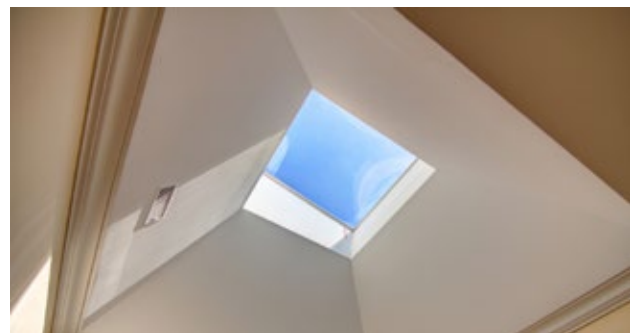


MAIN FLOOR

- Large principal rooms
- Great main floor layout
- Oak staircases throughout the house with iron railing and oak top.
- Open concept main floor with high 10' ceilings and gleaming hardwood floors.
- Main level also includes luxurious features including crown moulding, high baseboards, and pot lights throughout.
- Ceramic tiled entrance features solid door with glass insert and transom window, alarm system, modern chandelier, and tall double closet with built in shelving.
- Living room features tall south facing bay windows for ample natural light.
- Walk through to the large dining room with large west exposure window and chandelier.
- Gourmet kitchen features granite counters, large island with breakfast bar, stainless steel appliances, double stainless steel sinks, custom cabinets, valence lighting, top lighting and an extra pantry.
- Walk-out from the kitchen through high end French doors to large backyard.
- Kitchen opens onto bright family room with large north exposure windows and a gas fireplace with custom mantle.
- Two piece powder room on main floor with crown moulding, ceramic tile floors, marble counter and full mirror.







18 Floor Plans

FRANKLIN AVENUE, TORONTO

UPPER LEVEL:

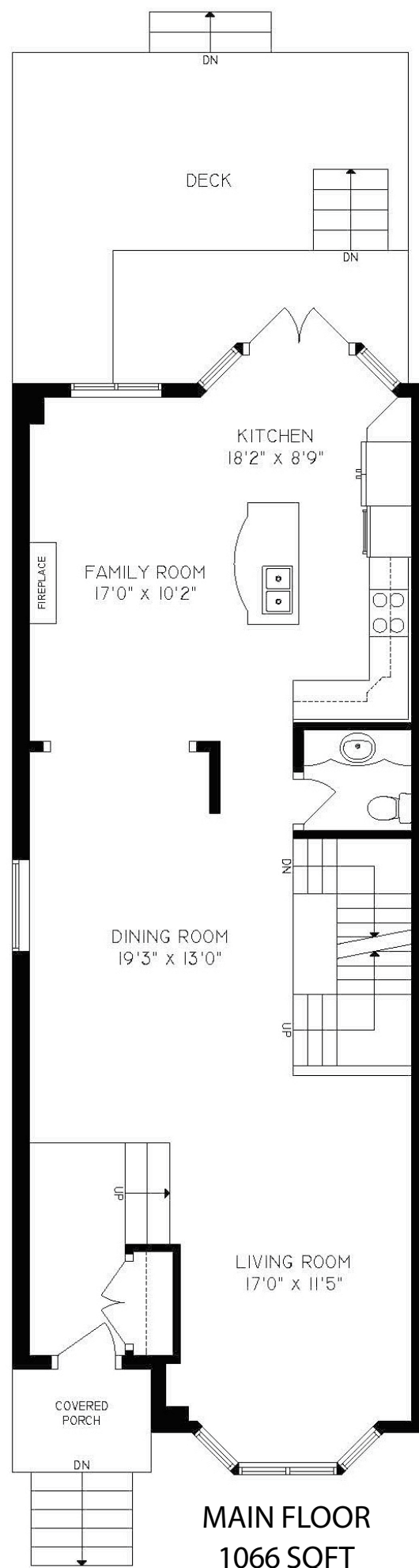
- Large skylight with crown moulding cascades natural light over the main staircase.
- Carpeted main hall in the upper level with large linen closet.
- Spacious master bedroom with tall south exposure windows, his and her double closets with built in closet organizers, vaulted ceiling and alarm system.
- Six piece master ensuite with marble counter, ceramic tile floor and tub enclosure, deep Jacuzzi tub, large shower stall, extra storage in closet, bidet, west exposure windows, undermount sinks, and large mirror with wood shelving.
- Large second bedroom with carpet flooring, north exposure windows, and oversized double closet with built in organizer.
- Third bedroom in large north exposure bay windows and double closet with built in organizer.
- Four piece main bath includes ceramic tile floor and tub enclosure, deep tub, and skylight.

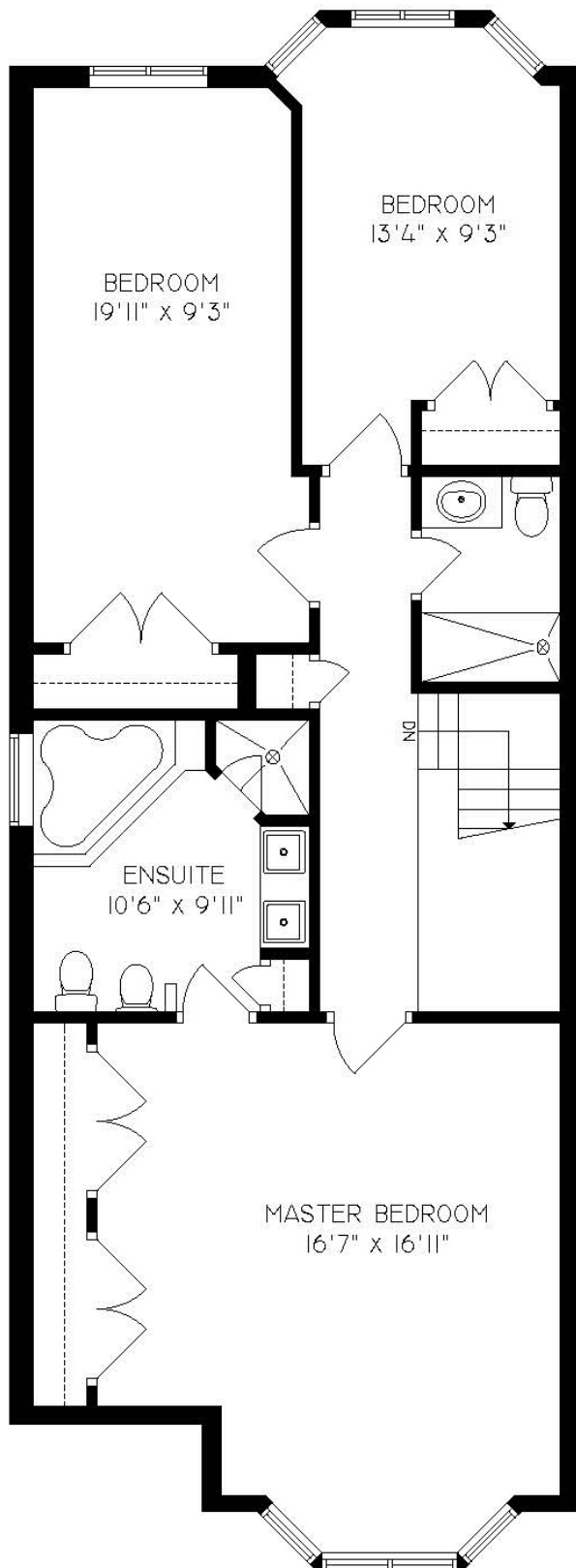
LOWER LEVEL:

- Spacious recreation room with large above grade north exposure window, carpet flooring and a high ceiling.
- Fourth bedroom includes carpet flooring and large above grade west exposure window.
- Large laundry room with ceramic tile flooring, laundry sink, and extra storage.
- Walk through laundry room to additional storage and cold cellar.
- Ceramic tiled hallway in lower level with extra storage under the stairs.
- Direct access to garage from lower level.

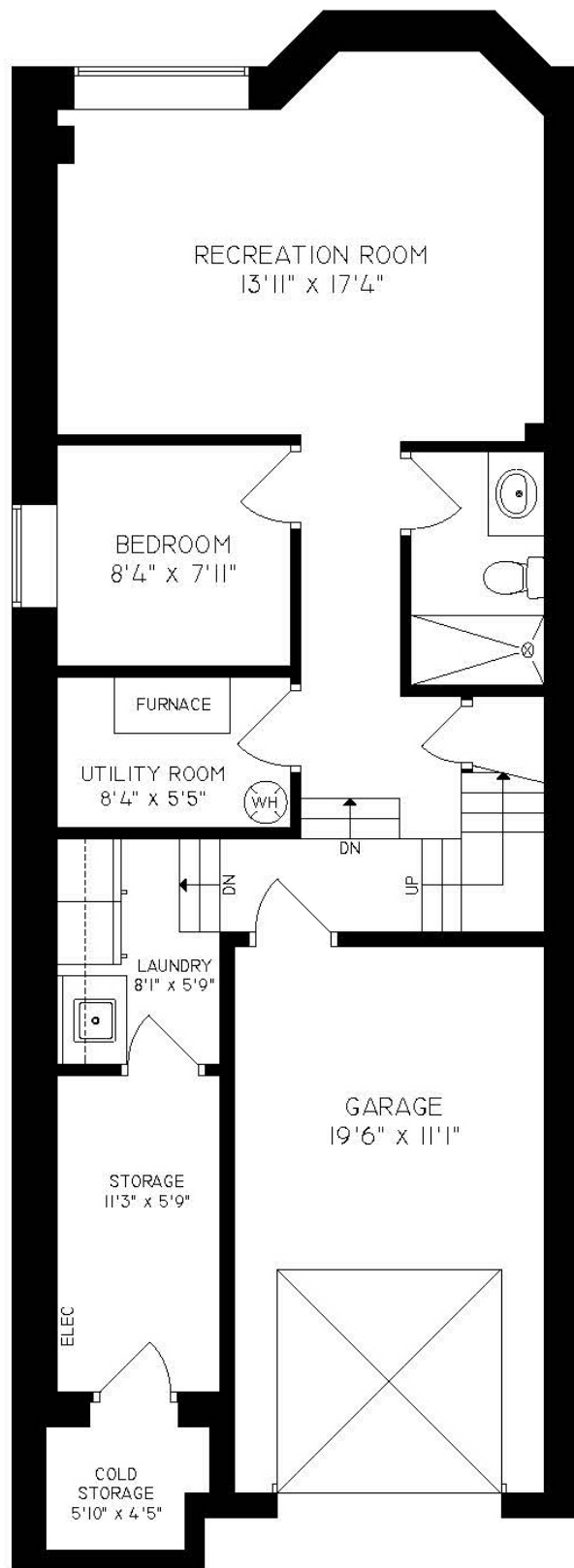
EXTERIOR:

- Interlocking brick garage.
- Stunning three tiered deck and patio in private backyard.
- Relax in landscaped garden oasis with mature trees and wood fence.

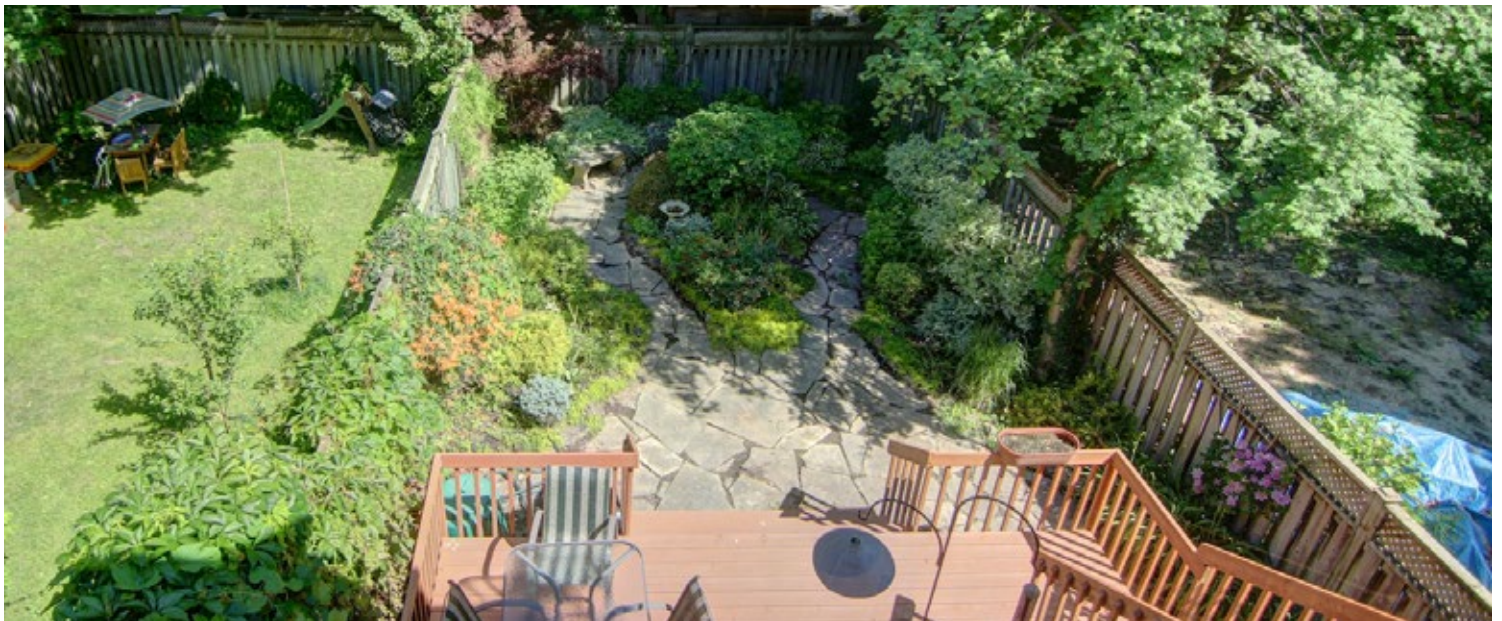




2ND FLOOR
 1066 SQFT



BASEMENT + GARAGE
 832 SQFT + 253 SQFT



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For more photos of this home



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For more information on this home



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