

26 TRAYMORE CRESCENT

TORONTO



CHRISTENSEN
REAL ESTATE GROUP

























MAIN FLOOR

FRONT ENTRYWAY

- Custom front door with frosted glass insert and designer matte black hardware and keypad entry
- Coat closet with designer matte black hardware
- In floor door stopper
- Plaster baseboards
- Engineered hardwood floor

LIVING ROOM

- LED pot lights
- Vinyl clad outward opening side hung bay windows
- Custom top down, bottom-up designer custom blinds
- Clerestory-stained glass windows over built-in custom shelves and screen pattern inserts in cabinet doors flank the gas fireplace and marble surround
- Plaster baseboards
- Engineered hardwood floor

DINING ROOM

- Designer stainless steel chandelier
- Vinyl clad outward opening side hung windows overlooking deck and backyard
- Plaster baseboards
- Engineered hardwood floor

KITCHEN

- LED Pot light
- Pendant light
- Abundance of Concord style white soft close cabinetry with brushed chrome hardware, pantry, display cabinets, spice, pot drawers and organizers
- Subway style ceramic tile backsplash
- French door cabinetry integrated Bosch refrigerator with undermount freezer drawer
- Caesarstone countertop with stainless steel Bosch gas 5 burner cooktop
- Stainless steel Bosch convection oven
- Large breakfast bar with waterfall Caesarstone countertop, undermount stainless steel sink with designer pull down matte black faucet, Concord style white soft close cabinetry and built-in stainless steel Bosch dishwasher
- French door walk-out to deck and treed backyard
- Plaster baseboards
- Engineered hardwood floor

MUDROOM ENTRY WITH KITCHEN

- Steel door with glass insert and designer matte black hardware
- Walkout to deck and treed backyard
- Ceiling light fixture
- Built-in cupboard
- Large vinyl clad outward opening side hung window
- Built-in window seat with under seat storage
- Plaster baseboards
- Heated stone tile floor

SECOND FLOOR

- Engineered hardwood staircase with wood rail and iron matte black pickets
- Mid floor vinyl clad outward opening side hung window
- Designer matte black chandelier

HALLWAY

- LED pot lights
- Built-in Shaker style white soft close linen cabinet with brushed chrome hardware
- Double door clothes closet with shelving and designer matte black hardware

MASTER BEDROOM

- Double door entry with designer matte black hardware
- LED pot lights
- Ceiling light fixture
- Vinyl clad triple windows with two casement windows
- Designer custom blackout window shade
- Built-in Shaker style white soft close wardrobe and drawers with brushed chrome hardware
- Plaster baseboard
- Engineered hardwood floor

MASTER BEDROOM FOUR PIECE ENSUITE WITH POCKET DOOR ENTRY

- LED pot lights
- Designer vanity lighting
- Bevelled glass vanity mirror
- Caesarstone vanity counter with undermounted sink and widespread chrome finished faucet
- Shaker style white soft close vanity cabinetry and drawers with chrome hardware
- Reclaimed timber beam shelf
- Vinyl clad double windows with casement window

- Frameless tempered glass walk-in shower with subway style marble tile surround, mosaic tile floor, rain shower system with slide bar, handheld shower head and wall mounted massage jets
- Freestanding oval bathtub with chrome finished faucet
- One-piece low flow toilet
- Chrome finished towel and paper holder
- Plaster baseboards
- Heated stone tile floor

FAMILY FIVE PIECE BATHROOM

- LED pot lights
- Designer vanity lighting
- Bevelled glass wall to wall vanity mirror
- Caesarstone vanity counter with double undermounted sinks and widespread chrome finished faucet
- Shaker style white soft close vanity cabinetry and drawers with chrome hardware
- Vinyl clad window with casement
- Soaker tub with subway tile surround, rain shower system & slide bar with handheld shower head
- One-piece low flow toilet
- Chrome finished towel and paper holder
- Plaster baseboards
- Heated stone tile floor

SECOND BEDROOM

- Slanted ceiling
- Ceiling light fixture
- Wall to wall vinyl clad windows with two casement windows
- Designer custom blackout window shade
- Built-in Shaker style white soft close wardrobe with brushed chrome hardware
- Plaster hardwood floor
- Engineered hardwood floor

UPPER LEVEL

- Engineered hardwood staircase with wood rail and iron matte black pickets
- Mid floor vinyl clad outward opening side hung window

LOFT BEDROOM

- Geometric sloped ceiling with skylights
- LED pot lights
- Ceiling light fixture
- Window enclaves with vinyl clad side hung sliding windows
- Wall to wall built-in Shaker style white soft close cabinetry with brushed chrome hardware
- Plaster baseboards
- Engineered hardwood floor

LOWER LEVEL

- Steel door with frosted glass insert and designer matte black hardware
- Engineered hardwood staircase with wood rail and iron matte black pickets
- Vinyl clad side hung sliding window

WET BAR

- LED pot lights
- Floating shelves
- Caesarstone countertop with stainless steel undermounted sink and brushed chrome widespread faucet
- Shaker style white soft close cabinetry and drawers with stainless steel wine and beverage refrigerator and chrome hardware
- Plaster baseboards
- Stone tile floor

RECREATION ROOM

- Ceiling light fixture
- Vinyl clad side hung sliding window
- Plaster baseboards
- Broadloom

FOURTH BEDROOM

- Ceiling light fixture
- Vinyl clad side hung sliding window
- Electrical panel
- Closet with designer matte black hardware
- Plaster baseboards
- Broadloom

THREE PIECE BATHROOM

- LED pot light
- Vinyl clad side hung sliding window
- Bevelled glass vanity to ceiling mirror
- Floating vanity with drawers and porcelain counter and sink and chrome finished widespread faucet
- Open shower with subway style tile surround, tile floor, rain shower system with massage water jet
- Heated stone tile floor

LAUNDRY/MECHANICAL ROOM

- LED Pot light
- Vinyl clad side hung sliding window
- Built-in shelf and flat panel cabinet with chrome hardware
- Caesarstone counter with undermounted stainless steel sink and chrome finished widespread faucet
- Front load Samsung washing machine
- Front load Samsung dryer
- Electrolux central vacuum unit with attachments
- Navien tankless water heater
- Goodman HVAC unit

EXTERIOR

- 2 ½ storey stone and brick exterior, detached home
- Modern coach lamp style Matte black exterior light fixtures
- Private two car driveway
- Front and rear perennial gardens
- Front and rear in-ground irrigation system
- Stone walkway and stairs
- Mature oak and cedar trees canopy the backyard
- Custom Cedar shed with window
- Custom wood deck with wood rails and iron pickets
- Antique style mailbox at side entrance
- Multiple electrical outlets
- Barbeque gas hookup

SPECIAL FEATURES

- Entire home renovated in 2018
- All interior Shaker style doors with designer matte black hardware
- All bathrooms and mudroom with heated Heavenly Heat flooring
- Legrand light switches and dimmers throughout

EXCLUSIONS

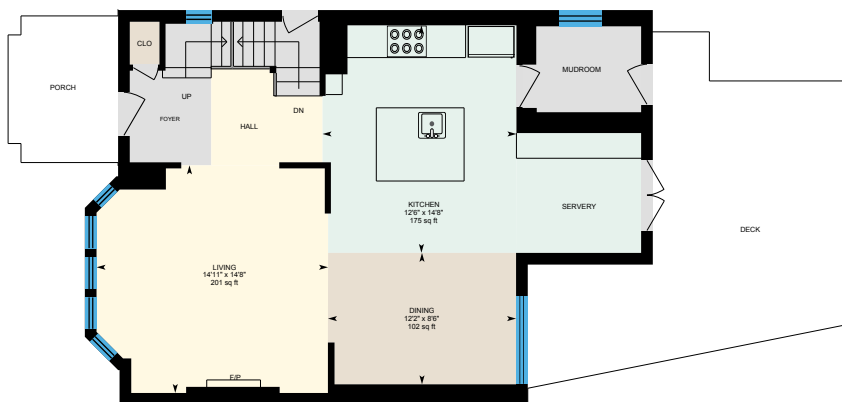
- Exterior security cameras
- Refuse storage box
- Deck furniture cushion storage box
- Wall mounted televisions and wall mounts



26 TRAYMORE CRESCENT, TORONTO

Welcome to 26 Traymore Crescent where quality, design and function seamlessly come together to give you the family home of your dreams! This gorgeous two and a half storey home was thoughtfully renovated in 2018, every detail customized to meet the needs of many modern lifestyles. The main floor features an open concept layout with two walkouts to the backyard and plenty of space for cooking, entertaining or simply spending time with the family. Large windows allow natural light to pour in each room of the home and ample in-house storage has been mindfully designed throughout. Each bedroom is spacious, with an expansive third floor loft space that can serve as an office, gym, bedroom or playroom - whatever fits your family's needs! Situated in one of west Toronto's most coveted neighbourhoods just steps from Bloor Street West, you'll find that Traymore Crescent is a quiet, tree-lined street populated with families and beautiful homes alike. This home sits on the street's largest lot with a private drive, a sprawling entertainer's backyard and an irrigation system in both the front and back yards. If you have school-aged kids, you won't be disappointed by the selection of top schools in the area. A quick commute to the city, airport and nearby transit and highways. All that's left is for you to move in!

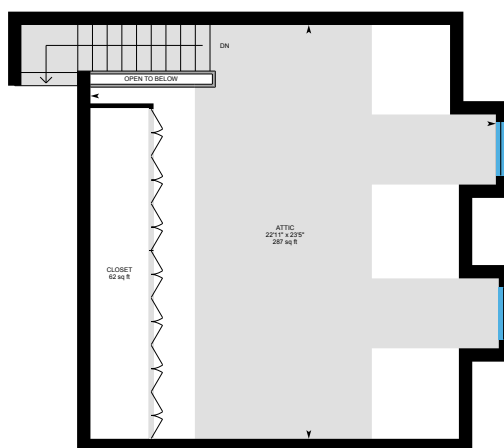
MAIN FLOOR



SECOND FLOOR



UPPER LEVEL



LOWER LEVEL



CHRISTENSEN REAL ESTATE GROUP

TOP 1% IN TORONTO* / OVER 36 YEARS OF EXPERIENCE

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