

67 PRENNAN AVENUE

ETOBICOKE



CHRISTENSEN
REAL ESTATE GROUP

















MAIN LEVEL

ENTRY FOYER

- Pot lights
- Plaster crown molding
- Custom Door with frosted lead glass inserts and sidelights
- Flat panel wainscoting
- Limestone stone tile flooring with diamond patterned centre tiles

LIVING ROOM

- Lead glass, French door entry
- Tray ceiling
- Pot lights
- Plaster crown molding
- Brass finished sconce lighting
- Designer grass cloth textured wallpaper
- Vinyl clad windows with casements
- Custom built-in bookcases
- Electric fireplace with custom plaster mantle and tile surround (designed by Timothy Johnson Design)
- Designer drapery and rods
- Baseboards
- Hardwood floor

DINING ROOM

- Tray ceiling
- Ornamental plaster molding
- Plaster ceiling medallion
- Pot lights
- Vinyl clad windows with casements
- Custom Hunter Douglas Roman binds
- Gas fireplace with plaster mantle, surround and limestone hearth
- Baseboards
- Hardwood floor

CUSTOM WOLSTENCROFT KITCHEN (2015)

- Vaulted ceiling
- Skylight
- Pot lights
- Designer chandelier
- Abundance of white Shaker style wood cabinetry with soft-close drawers & doors and brushed chrome bar style hardware, pot drawer, spice drawer, pull out pantry, corner cabinet with slide, pivot pullout organizer, undercabinet lighting and pull-out recycling and refuse receptacles
- Illuminated glass display cabinets
- Under cabinet lighting
- Bay window with casements
- Subway style custom ceramic tile backsplash with decorative ceramic tile over the stove
- Granite countertop
- Chrome finished faucet with pull-out sprayer
- Stainless steel sinks
- Cabinet integrated Sub-Zero French door refrigerator with undermounted freezer

- Stainless steel Miele 48" dual fuel touch range with griddle
 - M Touch display
 - Moisture plus
 - Comfort swivel handle
 - Wireless roast probe
 - Twin power convection fans
 - Griddle
 - Gas cooktop – six burners
 - Speed Oven
 - Microwave function built in
 - Electric convention oven
 - Warming drawer
 - Range type – Dual Fuel
 - Crisp function
 - 21 Operating Modes Including Self-Clean
- Built-in stainless steel Miele Nespresso machine
- Cabinet integrated Miele Futura Dimension dishwasher
- Built-in desk with dark shaker style wood cabinetry, soft close drawers and doors with bronze finished knob, bar style hardware and undercabinet lighting
- French door walkout to stone patio
- Baseboards
- Hardwood floor

Centre island

- Designer chandelier
- Granite Countertop
- Dark shaker style wood cabinetry with soft close drawers and doors, storage with bronze finished bar style hardware and cabinet integrated Sub-Zero refrigerator

FAMILY ROOM

- Vaulted ceiling
- Skylight with automatic remote for custom Hunter Douglas blinds
- Pot lights
- Gas fireplace with wood surround, mantle and wall to wall built-in bookshelves
- Built-in dark wood entertainment centre
- Windows with casement
- Custom Hunter Douglas Roman blinds
- Sconce lights
- Baseboards
- Hardwood floor

LAUNDRY ROOM

- Ceiling light fixture
- Antique nickel library wall light
- Casement window
- Custom California shutter
- Custom Shaker style soft close wood cabinetry with shelf
- Mosaic tile backsplash
- Caesarstone countertop
- Stainless steel sink with widespread faucet
- Electrolux front load washer and dryer
- Ceramic tile floor

TWO-PIECE POWDER ROOM

- Pot lights
- Crown molding
- Vanity wall light
- Designer wallpaper
- Beaded wainscoting
- Casement window
- Custom California shutter
- Chrome finished paper and towel holder
- Glass shelf
- Ceramic sink
- Chrome finished faucets and tap
- Baseboards
- Ceramic tile floor

MUD ROOM

- Glass chandelier
- Walk-in from garage
- Beaded wainscoting
- Ceramic tile floor

CENTRE HALL PLAN FOYER

- Pot lights
- Substantial Crown molding
- Hardwood staircase, banister, pickets and flat panel wainscoting, mid-level window and designer chandelier
- Double door coat closet with built-in shelving
- Access to mudroom
- Baseboard
- Hardwood floor with custom floor runner

UPPER LEVEL

UPPER LEVEL HALLWAY

- Pot lights
- Flat panel wainscoting
- Large linen closet
- Built-in custom cabinetry and shelves with laundry drawer and built-in ironing board

MASTER BEDROOM WITH FRENCH DOOR ENTRY

- Pot lights
- Ceiling fan
- Ornamental plaster crown molding
- Windows with casements
- Custom California shutter
- Two small windows with custom California shutters
- Walk-in closet with custom organizers and drawers
- Baseboards
- Hardwood floor

FOUR-PIECE MASTER BATHROOM (2017)

- Pot lights
- Casement windows
- Custom Hunter Douglas pleated blinds
- Polished nickel finished paper and towel holder

- His and hers vanities, hers with a make-up table and built-in medicine cabinet and his with built-in medicine cabinet
- Polished dolomite marble counter to ceiling backsplash
- Full width vanity mirrors with bevelled edge detail and wall sconce
- Polished dolomite marble countertop with undermount porcelain sink
- Polished nickel finished cross handle facet and tap
- Flat panel shaker style custom cabinets with soft close drawers and doors
- Frameless tempered glass shower enclosure with dual shower head system, marble tile surround and mosaic marble tile floor
- Mosaic marble tile heated floor

BEDROOM TWO

- Pot lights
- Ceiling fan with light
- Crown molding
- Casement windows
- Custom California shutters
- Large single door closet
- Baseboards
- Hardwood floor

BEDROOM THREE

- Ceiling fan with light
- Crown Molding
- Casement window
- Custom California shutters
- Large double door closet with organizers and shelves
- Baseboards
- Hardwood floor

BEDROOM FOUR

- Vaulted ceiling
- Pot lights
- Ceiling fan with lights
- Casement windows
- Custom California shutters
- Large double door closet with organizers and shelves
- Baseboards
- Hardwood floor

FAMILY FIVE-PIECE BATHROOM (2018)

- Pot lights
- Vanity lights
- Vanity mirrors with bevelled edge detail
- Casement window
- Custom Hunter Douglas Roman blinds
- Subway style marble tile backsplash
- Marble countertop with undermounted ceramic sinks and chrome finished cross handle faucets and taps
- Shaker style cabinetry with soft close drawers and doors
- Subway style marble tile wainscoting

- Designer square soaker bathtub subway style marble tile surround, dual shower head system with rain shower head and built-in shower caddy
- Built-in laundry drawer, linen cupboard and marble countertop
- Triangular cut marble tile heated floor

LOWER LEVEL

Under stair storage and a large cantina

LOWER-LEVEL FOYER

- Tray Ceiling
- Pot lights
- Flat panel wainscoting
- Tile floor

RECREATION ROOM

- Pot lights
- Window
- Custom mini blinds
- Custom built-in wood entertainment centre with abundance of shelving and cabinets, built-in gas fireplace with wood mantle and stone hearth
- Baseboards
- Laminate floor

WET BAR

- Pot lights
- Built-in wood bar with cabinetry with shelving, drawers, bar counter and pot lights
- Countertop with stainless steel sink and widespread faucets and tap
- Baseboards
- Ceramic tile floor

OFFICE

- Glass door entry
- Decorative lead glass-stained window with Irish Claddagh design
- Pot lights
- Window
- Custom Mini blinds
- Baseboards
- Broadloom

FIFTH BEDROOM

- Pot lights
- Window
- Custom roll up shade
- Built-in shelving
- Walk-in closet with organizers and drawers
- Double door mirrored closet with organizers and drawers
- Baseboards
- Broadloom

THREE-PIECE BATHROOM (2019)

- Pot lights
- Window
- Vanity mirror with bevelled edge detail

- Sconce lighting
- Marble countertop with undermounted ceramic sink and chrome finished faucets and taps
- Shaker style cabinetry with soft close drawers and doors
- Frameless tempered glass shower enclosure with dual shower head system, subway style marble tile surround and mosaic marble tile floor
- Baseboards
- Marble tile heated floor

EXERCISE ROOM

- Pot lights
- Crown molding
- Closet
- Baseboards
- Broadloom

MECHANICALS/ELECTRICAL ROOM

- Rinnai tankless water heater
- Goodman HVAC unit
- Aprilaire air filter
- KitchenAid refrigerator
- Quikfrez chest freezer

GARAGE

- Double garage doors with two garage door openers and remotes
- Built-in shelving
- Beam central vacuum unit with attachments (quiet system – replaced Sept 2021 with 10-year warranty)
- Side door walk out to walkway to backyard

EXTERIOR AND LANDSCAPING

- Two storey brick home with expansive covered front veranda/porch
- Perennial and annual gardens with some rockery elements and stone edging
- Cedar hedges and trees and mature maple trees
- Stone driveway edging
- Driveway with a four-car capacity
- Wrought iron gates on either side of home to backyard and rear gardens
- Cobblestone and concrete walkway to backyard
- Expansive stone patio
- Chain link with one section of privacy wood fencing around large, treed yard
- Custom cedar shed with windows
- Perennial and annual gardens with some rockery elements
- Inground irrigation system
- Iron planters

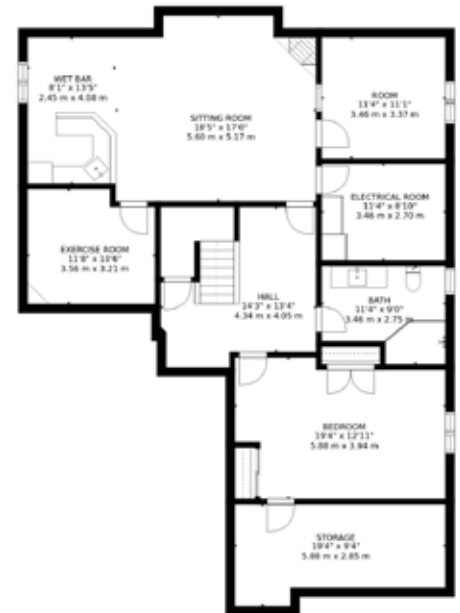
EXCLUSIONS

- All Televisions and television mounts
- Crystal chandelier in master bathroom
- Crystal chandelier in dining room
- Main floor entryway ceiling light fixture

67 PRENNAN AVENUE, ETOBICOKE

Presenting 67 Prennan Avenue, the perfect family home on a gorgeous, mature lot in Islington Heights with stunning renovations and upgrades curated by Timothy Johnson Design. From the moment you walk up through the lush gardens and expansive front porch, to the grand entryway you're welcomed with upon arrival, you're sure to be impressed by each and every detail in this home. The main level features a functional layout with spacious principle rooms, including a separate dining room and formal living room, primed for entertaining with family and friends. The gourmet Wolstencroft kitchen has been recently renovated and includes high-end Miele and Sub-Zero appliances, a large centre island with plenty of storage, and adjacent family breakfast area with backyard walk out. Lined with mature maple trees and extensive professional landscaping, the backyard provides a private outdoor sanctuary with a stone patio, custom cedar shed, and an abundance of green space on a pool sized lot. Upstairs, four bright and spacious bedrooms await, including a stunning master suite with a spa-inspired four-piece ensuite including his and her vanities, polished dolomite marble countertops and a designer chandelier as well as a large family bath. On the lower level you'll find a recreation retreat with a gleaming, custom wood entertainment wall and wet bar, as well as an office, fifth bedroom and exercise room. This home is located in an excellent school district with easy highway access and just a short commute to the city. It's the one you've been waiting for!

Additional highlights of this home include, a main floor laundry, parking space for up to 6 cars, skylights throughout the main level, plenty of custom built-ins and storage options. Kitchen and all bathrooms were recently renovated.



CHRISTENSEN REAL ESTATE GROUP

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

LISTING AGENTS:

EVAN CHRISTENSEN
Broker

NIELS CHRISTENSEN
Broker

christensengroup.ca
416.722.4723 / evan@christensengroup.ca

HARVEY KALLES
REAL ESTATE LTD., BROKERAGE