



CHRISTENSEN
REAL ESTATE GROUP



TORONTO

74 Athol Avenue



Welcome Home



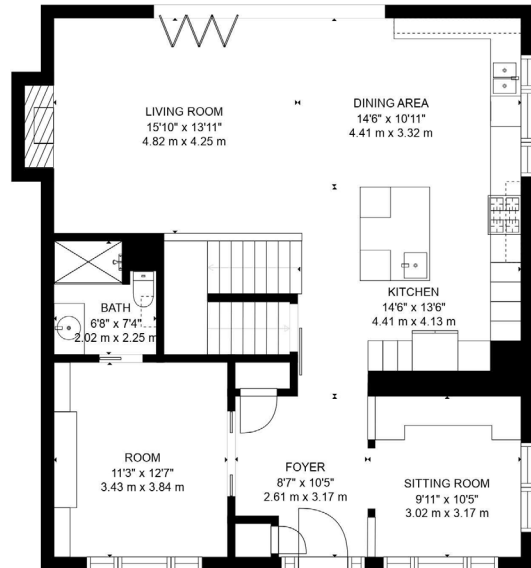
FOR MORE
PHOTOS + DETAILS

Magnificent custom-built home in Queensway Village, perfect for growing families and those who love to entertain! No details have been spared throughout this open-concept two-storey home, filled with high end finishes and custom build details anyone will appreciate. You'll love spending time in the open-concept family room and gourmet Chef's kitchen complete with premium appliances, marble countertops and a bi-fold door walk out to your dream outdoor living space. From the Alfa Pizza wood burning oven and built-in BBQ, to the

heated bench seating and hottub-ready area, you'll find yourself spending plenty of time outdoors no matter the season. Each bedroom on the upper level is spacious and complete with custom designer blinds and built-in closet organizers, with a French door walkout to a beautiful, expansive terrace from the primary bedroom. There is an additional main floor bedroom with a three-piece ensuite that can also function as an office space. The lower level features a fifth bedroom and exercise room with a separate

entrance and an impressive temperature controlled wine cellar holding upwards of 500 bottles. Park up to four cars on the private drive and an additional two in the detached garage with plenty of storage. Athol Avenue is conveniently located in walking distance from numerous demand schools, transit options, and surrounded by parks and outdoor community facilities. All that's left is for you to move in!

Ground Floor



CENTRE PLAN FRONT ENTRYWAY

Pot lights
 Coat closet with automatic light
 Nest
 Eight inch baseboard
 Hydronic heated engineered hardwood in criss cross pattern with porcelain tile inlay in a diamond pattern

SITTING ROOM

Pot lights
 Designer chrome finished ceiling light fixture
 Plaster Crown moulding
 Half wall and Colonial style plaster pillar entry
 Vinyl clad window with casement
 Custom designer blinds
 Built-in custom bench seating with storage
 Eight inch baseboards
 Hydronic heated engineered hardwood in criss cross pattern with porcelain tile inlay in a diamond pattern

FOURTH BEDROOM

Coffered ceiling
 Pot lights
 Chrome finished designer chandelier



Pocket door entry
 Built-in custom shelving
 Eight inch baseboards
 Hydronic heated engineered hardwood in criss cross pattern with porcelain tile inlay in a diamond pattern

THREE-PIECE ENSUITE

Pocket door entry
 Pot lights
 Frameless glass shower with Travertine marble surround and floor
 Travertine marble Wainscoting
 Circular vanity mirror
 Granite vanity countertop chrome finished faucet and wood finished cabinetry
 Hydronic heated Travertine marble floor

KITCHEN

Tray ceiling with crown moulding in tray
 Pot lights
 Designer chandeliers
 Picture window with casement
 Abundance of Shaker style white cabinetry with rotating pullout pantry,

pot, double spice and refuge drawers and nickel finished hardware
 Strip hardwood backsplash
 Contrasting marble backsplash with pot filler over stove
 Black marble countertop, double stainless steel sink with widespread faucet and pulldown sprayer
 Samsung stainless steel French door refrigerator with water and ice dispenser, vegetable drawer and double freezer drawer
 48" inch Bluestar Culinary Series (Rcs) Sealed Burner Range with 8 sealed burners, Powerful 21,000* BTU burners, Precise 5,000 BTU simmer burner, 2 over-sized ovens, 30" convection oven, 1850° commercial-grade infrared broiler
 KitchenAid stainless steel dishwasher
 Breakfast bar with contrasting marble tiered countertop and dark wood Shaker style cabinetry, stainless steel sink with chrome finished widespread faucet and pulldown sprayer
 Stainless steel drawer style microwave oven
 Stainless steel beverage refrigerator
 Eight inch baseboards
 Hydronic heated engineered hard-

wood in criss cross pattern with porcelain tile inlay in a diamond pattern

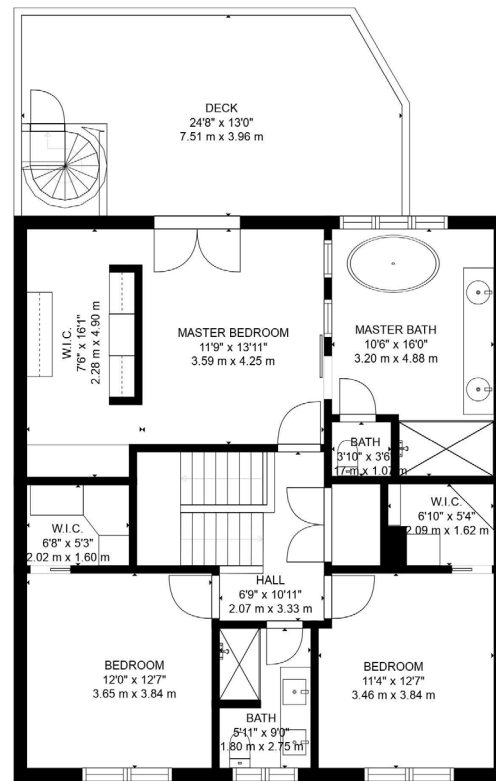
DINING ROOM

Tray ceiling with crown moulding in tray
 Pot lights
 Designer chandeliers
 Bifold door walk out to covered stone patio
 Eight inch baseboards
 Hydronic heated engineered hardwood in criss cross pattern with porcelain tile inlay in a diamond pattern

FAMILY ROOM

Tray ceiling with crown moulding in tray
 Pot lights
 Built-in ceiling speakers for home entertainment system
 Gas fireplace with wall to wall strip hardwood mantle and wall to wall stone surround
 Bifold door walk out to covered stone patio
 Eight inch baseboards
 Hydronic heated engineered hardwood in criss cross pattern with porcelain tile inlay in a diamond pattern

Upper Floor



UPPER LEVEL

Hardwood floor staircase with glass and chrome finished bannister
French door laundry closet with pot lights, storage shelving, Samsung stacked front load washer and dryer and sink with wide-spread pull down faucet and tile backsplash
Hydronic heated tile floor

PRIMARY BEDROOM

Pot lights
Built-in ceiling speakers for home entertainment system
French door walkout to expansive terrace with wrought iron rail and spiral iron staircase to main floor patio and backyard
Custom designer blackout blinds
Open air room dividing ¾ wall separating dressing room
Dressing room with sloped ceiling, organizers, shelves, builtin dressing table and mirror
Eight inch baseboards
Hydronic heated engineered hardwood floor
Frosted glass windows and barn door entrance to five piece-ensuite bathroom

FIVE PIECE-ENSUITE BATHROOM

Sloped ceiling
Pot lights
Picture window with casement
Custom blinds
Water closet with wall mounted floating toilet and chrome finished flush button
Frameless tempered glass shower with wall mounted massage jets, large ceiling mounted rain shower head, handheld shower head on slide bar, travertine marble surround and floor
Double ceramic designer sinks with widespread chrome finished faucets
Marble countertop with mirror backsplash
Flat neutral colour panelled cabinetry
Designer freestanding oval soaker tub
Chrome finished paper and towel holder
Eight inch baseboard
Hydronic heated Travertine marble floor

BEDROOM TWO

Sloped ceiling
Pot light
Designer antler light fixture
Window with casement
Designer custom blackout blinds
Designer curtains and rods
Walk-in closet with pocket door, organizer and shelving
Wainscoting
Eight inch baseboards
Hydronic heated engineered hardwood floor

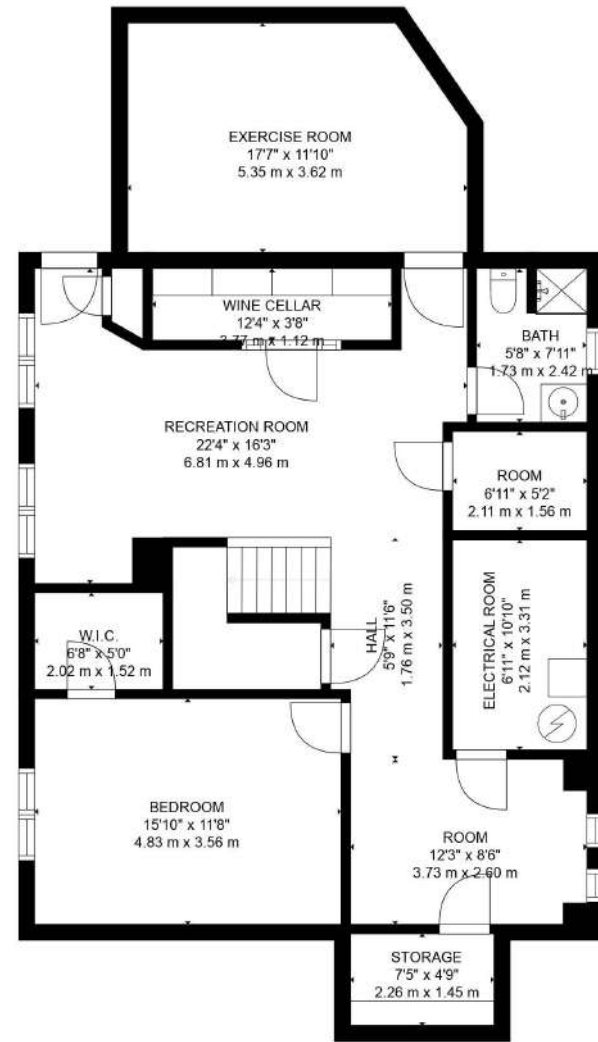
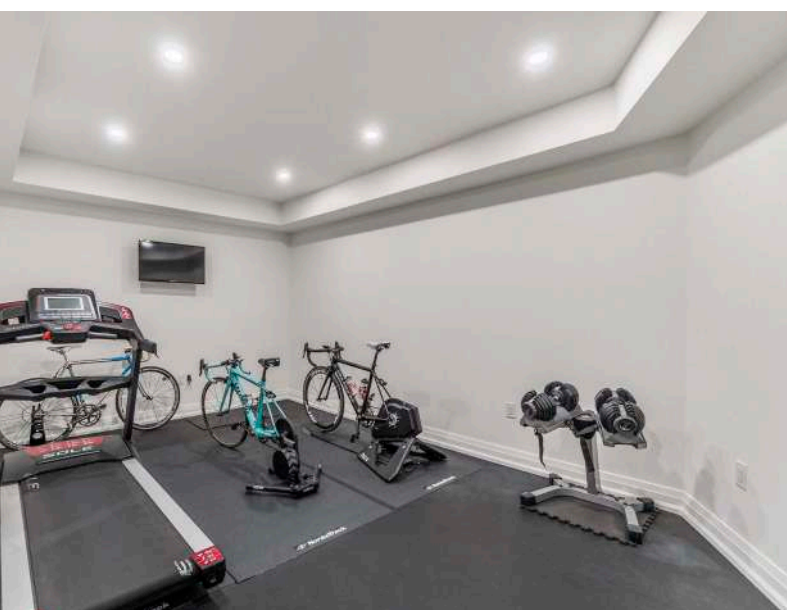
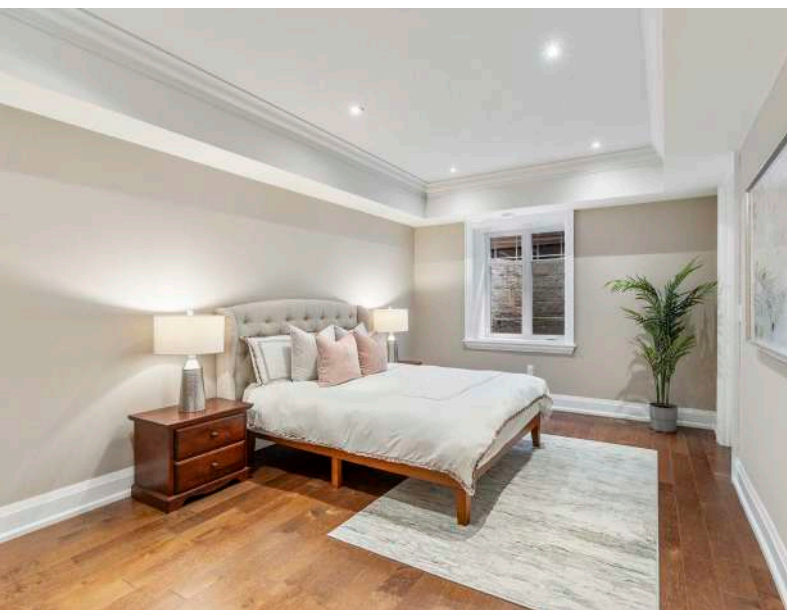
BEDROOM THREE

Sloped ceiling
Pot lights
Built-in ceiling speakers for home entertainment system
Window with casement
Designer custom blackout blinds
Designer curtains and rods
Walk-in closet with pocket door, organizer and shelving
Wainscoting
Eight inch baseboards
Hydronic heated engineered hardwood floor

FOUR-PIECE BATHROOM

Pot lights
Frameless glass shower with porcelain tile surround, floor and chrome finished handheld showerhead on slide bar
Windows with casement
Custom designer blinds
Porcelain tile wainscoting with horizontally laid mosaic glass tile
Designer vanity mirrors
Double ceramic designer sinks with widespread chrome finished faucets
Corian countertop
Chrome finished paper and towel holder





RECREATION ROOM AND WORKSHOP

Strip hardwood panelled barn door entry to lower level
 Hardwood floor staircase with glass and chrome finished bannister
 Pot lights
 Trayed ceiling with crown moulding in tray
 Multiple storage closets with shelving
 500 bottle temperature controlled wine cellar with glass door entry and stone tile wall
 Large windows with casement
 Glass door walk-up to backyard
 Eight inch baseboard
 Heated hardwood floor

FIFTH BEDROOM

Pot lights
 Trayed ceiling
 Large window with casement
 Walk-in closet with pot light, organiser and shelves
 Eight inch baseboard
 Heated hardwood floor



Basement + Exterior

EXERCISE ROOM

Pot lights
 Trayed ceiling
 Baseboard
 Heated foam floor tile

FOUR-PIECE BATHROOM

Pot lights
 Large casement window
 Frameless tempered glass shower with wall mounted massage jets, rain shower head
 handheld shower head on slide bar, porcelain tile surround and solid surface composite floor
 Granite countertop with undermount sink and widespread chrome finished faucet
 Framed bevelled vanity mirror
 Porcelain tile wainscoting
 Heated porcelain tile

ELECTRICAL/MECHANICAL ROOM

Large capacity hot water tank (Owned)
 Lennox Hvac Unit (Owned)
 NTI Tankless Boiler for hydronic heated floor (Owned)
 Lifebreath Heat Recovery Ventilator (Owned)

CANTINA/COLDROOM

Wall to wall shelving
 Central Vacuum Unit
 Tile floor

EXTERIOR

Front covered porch with wrought iron rail
 Rear porch with pot light, built-in fan, built-in wood burning Alfa Pizza, pizza oven, Built-in Napoleon gas barbeque grill, built-in stainless steel sink with chrome finished widespread faucet and pulldown sprayer, stone countertop, heated built-in bench seating and spiral staircase to upper level Primary bedroom terrace
 Separate double car garage with two garage door openers and remotes, built-in shelving, loft space with windows, and cabana style outdoor kitchen with cabinetry, sink and windows overlooking hot tub area
 Hot tub ready area complete with electrical and water hook-up, composite decking from porch to hot tub area
 Extensive stone masonry including front and rear walkway, front and rear stairs, rear patio, home and garage exterior, front porch pillars, rear

porch half wall and rear and garden edging
 Professionally landscaped front and rear perennial gardens
 Completely fenced backyard

UPGRADES AND RENOVATIONS

Bedroom four built-in bookcase (2020),
 Custom primary bedroom dressing area/closet (2020)
 Temperature controlled wine cellar (500+ bottles) (2021)
 Exercise room (2020)
 Home was painted (2021) and completed (2022)
 Primary bedroom terrace built in (2022)
 HVAC unit & AC compressor (2021)
 Tankless boiler (2015), recently replaced some major parts in 2021/2022
 Metal roof
 Zone Controlled Interior Lighting
 Security system sensors & cameras
 Built-in bluetooth surround sound system speakers
 Hydronic heated floors throughout
 Pot lights throughout





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