



CHRISTENSEN
REAL ESTATE GROUP



TORONTO

18 Downing Street

Welcome Home



FOR MORE
PHOTOS + DETAILS

Impeccable, detached 3 + 1 bed / 4 bath, 2 kitchen, designer home on a private and spacious landscaped and pool-sized lot, located in the Six Points Community. Completely rebuilt from the ground up in 2006, this property features an open-concept family room and kitchen with formal dining and living areas on the main floor. Upgrades include in-ceiling speakers, keyless front door entrance, main floor

laundry room, office, spacious family room / gym in basement with kitchen. Second floor has a spacious Principal Bedroom with ensuite, 2 other bedrooms and plenty of storage. Attached garage with remote, resurfaced driveway and a roomy viewing front porch. Tons of light. Move-in ready. Close to Kipling TTC and Go stations for easy access to the city.





Main Level

KITCHEN

- Granite Countertops
- Breakfast bar with designer chandelier
- Tumbled Marble Backsplash
- Granite countertop work area / coffee station with featured built-in glass storage above
- Exit to back deck
- White Shaker-style cabinets
- Under-mount lighting
- Includes: Miele Stainless Steel Built-in Dishwasher
- LG 2-drawer Stainless Steel Fridge
- Four Burner Kenwood Stainless Steel Gas Cooktop (original)
- Panasonic Stainless Steel built-in Microwave
- Kenwood Stainless Steel Wall Oven

FAMILY ROOM

- Vaulted ceilings with large windows overlooking large landscaped back yard and gardens
- Built-in bookshelf / wall units on either side of gas fireplace
- Off-set from Kitchen allowing for flow between the two rooms

BATHROOM (2 PIECE)

- Designer paint
- Newer fixtures

DINING ROOM

- Open to living room
- Chandelier

FIRST FLOOR OFFICE

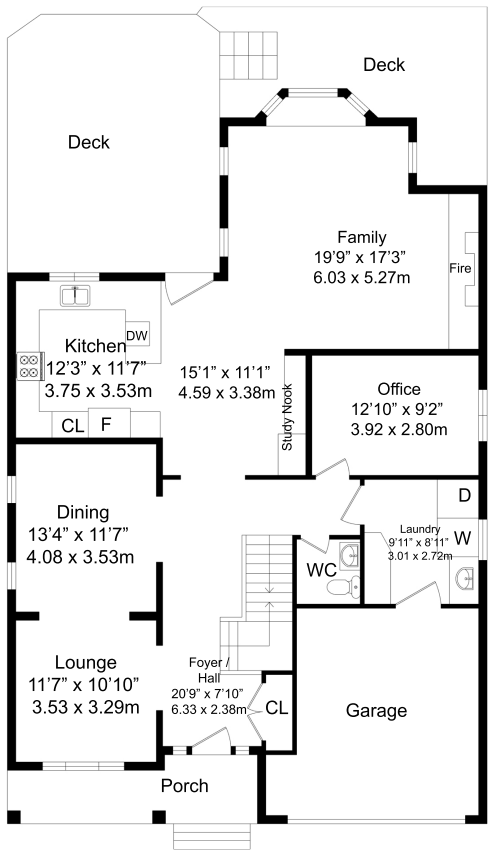
- Built-in cabinets and work station
- Wired for surround sound

LIVING ROOM

- Wide window flooding room with light and overlooking front porch
- In-ceiling speaker system
- Chandelier

LAUNDRY ROOM

- Storage and utility sink
- Lots of light from window
- Folding counter with undermount lighting
- Includes: LG Washer and Dryer







Second Floor

SECOND FLOOR HALLWAY

- Reading nook with extra double-door storage
- View to backyard
- Potlights

PRINCIPAL BEDROOM

- Double windows overlooking backyard
- Plenty of room for a King-sized bed
- Living area creating potential for a fourth bedroom or nursery
- Walk-in closet
- Additional mirrored double clothes storage in hallway leading to ensuite

ENSUITE BATHROOM

- Ensuite bathroom with jacuzzi tub
- Granite countertops on bathroom vanity with plenty of lower storage
- Walk-in shower
- Flooded with light from large windows

SECOND BEDROOM

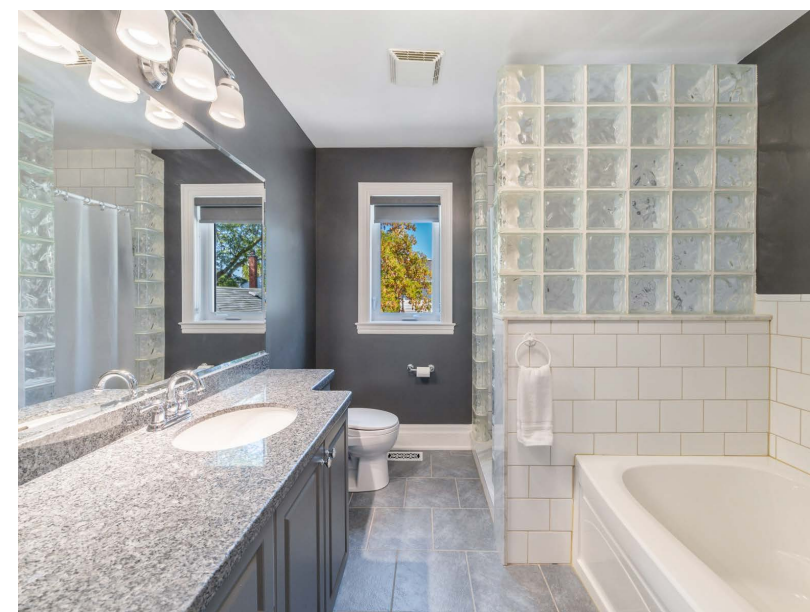
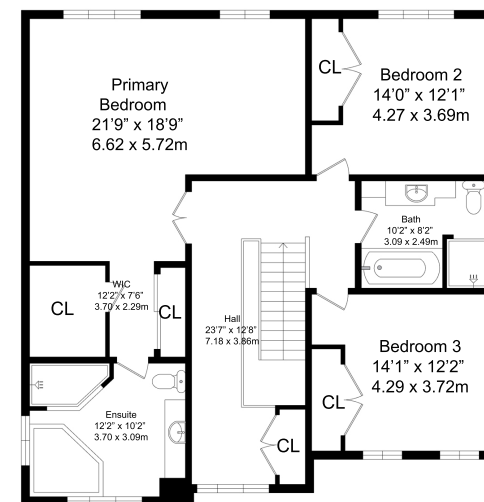
- View overlooking backyard
- Double Closets with designer hardware

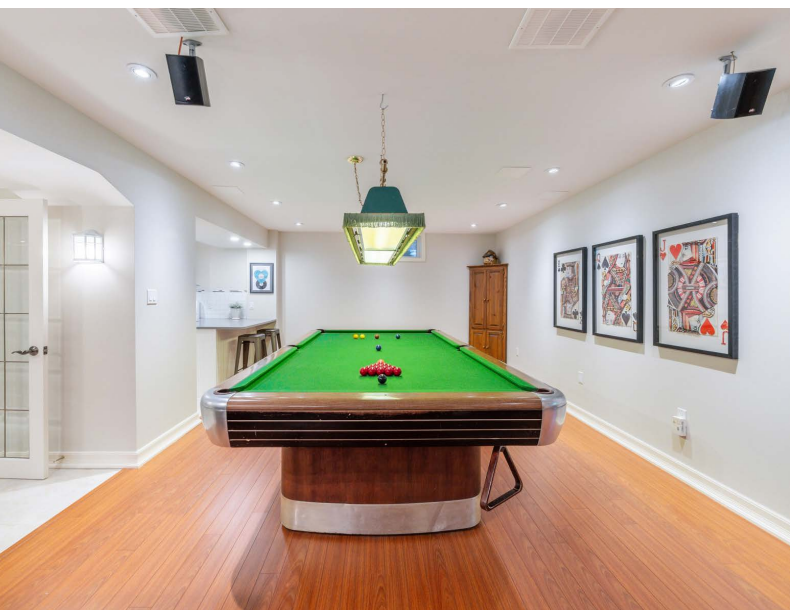
MAIN BATHROOM

- Dramatic designer paint colour
- Granite countertops on bathroom vanity with plenty of lower storage and large mirror
- reflecting window light
- White subway tile surrounds contour tub
- Separate shower
- TOTO 6L low-flush toilet

THIRD BEDROOM

- Light and airy overlooking front of property
- Double closets with designer hardware





Lower Level

BASEMENT KITCHEN

- White subway tile backsplash
- Kitchen Aid White Fridge
- Whirlpool White Stove
- White Cape Cod-style kitchen Cabinetry

MECHANICAL ROOM

- Water heater (owned and original)
- Includes: Metal tool shelf and Wooden bookcase

STORAGE ROOM

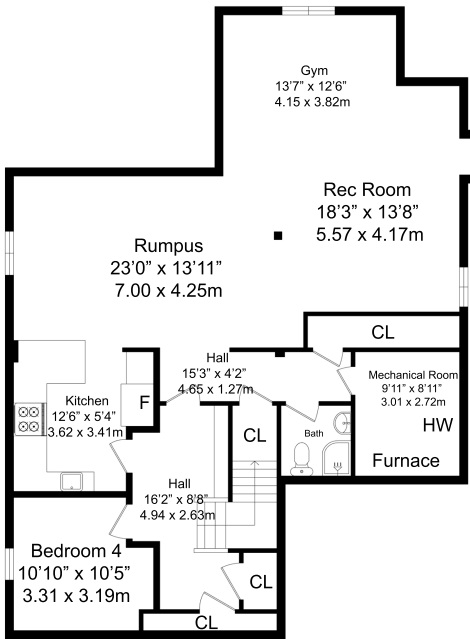
- Cold storage
- Includes: Wooden Tool cubby storage cabinet, All shelving including Steel Rack

BASEMENT HALLWAY & FAMILY ROOM

- Open concept family room with built-in Entertainment unit
- Full kitchen
- Space for a gym
- Includes: Snooker Table and ALL associated equipment
- Built in bookshelves in hallway
- Pine corner cabinet (secured to wall)

GARAGE

- Single car attached garage with remote
- Includes: All wooden built-in shelving
- Stand-alone wooden bookcase
- Garage door opener installed at time of build



Exterior

- Greystone interlocking brick walkways and steps to stone deck and back yard
- Elevated stone viewing deck to front entrance
- Upper Deck at back with privacy wall
- Natural Gas Weber Stainless Steel BBQ
- Lower back Patio in matching interlocking greystone
- Private and large landscaped fully-fenced yard with cedar trees lining both sides. (plenty of space for a pool)
- Rain-protected window wells
- Coleman AC unit
- Includes: Large storage shed at rear of yard, Park bench, Tool storage bin, Extension ladder, Lawn sprinkler system installed at the time of build, Front door electronic lock and deadbolt

UPGRADES

- New AC 2022
- New Furnace 2018
- New roof caps 2021
- Main roof original 2005
- Water heater owned (not tankless). Original 2005

TAXES: \$8308.44 (2023)

LOT SIZE: 50 X 200



CHRISTENSEN
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Ready to Reach Out?

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