

## 238 Renforth Drive

Lot Size	57.23' x 121'	Heating	Forced-Air Gas
Taxes	\$3,781.26 (2018)*	Cooling	Central Air
Possession	30-45 Days	Plumbing	Copper & Plastic
Square Footage	3,025 s.f. Above Grade	Electrical	200 AMP
Year Built	Completed in 2019	Roof	Modified Bitumen
Bedrooms	4	Garage	Single Attached
Bathrooms	4 Full, 1 Half	Driveway	Private
Fireplaces	1 Gas, 1 Electric	Parking Spots	4 Driveway, 1 Garage
Bike Score	94		

### Welcome to 238 Renforth Drive

Superb, custom, 4 bedroom, 4 ½ bath brand new rebuild featuring over 3,000 sq.ft. of living space with multiple decks, oversized windows, 5 walkouts and west facing, private backyard oasis overlooking parkland/greenbelt with creek, walking trails, playground and tennis courts! Open concept, sun-filled main floor features engineered oak floors and pot lights throughout, gourmet custom kitchen with full slab quartz island and stainless steel appliances, living room with gas fireplace and floating bookshelves, family room, dining room overlooking backyard, breakfast area, two piece and mudroom with direct access to garage. Sumptuous master retreat with walkout to large balcony with park views and ensuite spa bath. Three additional generous bedrooms and two full bathrooms. Bright, fully finished lower level with ample storage, future wine room, 3 piece bath and rec room with Napoleon fireplace and walkout to yard and BBQ area. Private drive and single attached garage with direct access to home. Prime Bloordale Gardens location near Markland Woods Golf Club, Centennial Park, 427, QEW, Sherway Gardens and excellent neighbourhood schools including Silverthorn Collegiate.

#### MAIN LEVEL

- Foyer with custom tile inlay
- Living room with windows, chandelier, gas fireplace with ceramic tile surround and built-ins/floating bookcases
- Kitchen with quartz counters and backsplash, custom cabinets with slow close drawers by S&A Craft, senza tempo wood veneer upper cabinets, full slab island with waterfall counter and breakfast bar and double sink and pendant lights, double window, stainless steel appliances: KitchenAid fridge, KitchenAid 5 burner gas cooktop, KitchenAid dishwasher, built-in microwave, wall oven, exhaust hood and breakfast area
- Dining room with sliding door walkout to 15' x 4'6" deck
- Family room with windows overlooking backyard/park
- Powder room with dual flush toilet, floating vanity and blue subway tile accent wall
- Mudroom with cedar accent wall and direct access to garage
- Engineered 4" oak hardwood floors
- Pot lights
- Separating/accent wall with niches

#### SECOND LEVEL

- Master bedroom with walk-in closet with built-ins, double closet, sliding door walkout to rear balcony overlooking park and backyard and five piece ensuite with honeycomb tile floor, floating, double vanity, vanity light, pot lights, custom frameless shower stall with niche, accent wall, rain showerhead and hand wand, free-standing bathtub and sky light
- Second bedroom with windows, pot lights, walk-in closet and three piece ensuite with dual flush toilet, floating vanity, tile floor and custom frameless shower stall with two niches, rain showerhead, handwand, circular floor tile and accent wall
- Third bedroom with double closet, pot lights, sconces and sliding door walkout to front balcony with trellis

- Fourth bedroom with double closet, pot lights, sconces and sliding door walkout to rear balcony
- Three piece bathroom with floating vanity, tile floor, dual flush toilet and custom frameless shower stall with two niches
- Engineered 4" oak hardwood floors

#### LOWER LEVEL

- Recreation room with windows, walkout to backyard, pot lights, Napoleon electric fireplace and barn door to wine/storage room
- Wine room/storage
- Games room with pot lights
- Laundry room with Samsung steam front loading washer and Samsung steam dryer, 12" x 24" tile floor, storage cabinets and laundry sink with wood-style counter
- Three piece bathroom with custom frameless shower with rustic stone floor, 12" x 24" tile floor, floating vanity, rain showerhead and hand wand and potlights
- Furnace room and cold storage room

#### EXTERIOR

- Stucco exterior with custom metal siding, black aluminum trim and wood grain metal highlights
- Front yard with front porch with nero ceramic tile surround, in-soffit pot lights, lawn, trees, shrubs, private drive, single attached garage
- West-facing backyard with lawn, mature trees, deck, gas line for bbq; overlooks Bloordale North Park with playground, tennis courts, walking trails; greenbelt spans from Centennial Park, Elmcrest Park to the Etobicoke Creek

#### UPDATES & FEATURES

- New sod
- New asphalt driveway with concrete highlight/border
- House exterior waterproofed
- GEM windows and door
- Custom wood matching floor registers
- Honeywell Wi-Fi Thermostat
- Red oak floating stairs to 2nd with custom railing
- TV wall mounts throughout with HDMI and cable
- Andrii Golovnia architect
- Roxul sound proof insulation in all washrooms

Inclusions: KitchenAid fridge, KitchenAid 5 burner gas cooktop, KitchenAid dishwasher, built-in microwave, wall oven, exhaust hood, Samsung steam front loading washer and Samsung steam dryer, electrical light fixtures, forced-air gas furnace, central air conditioner, garage remote.

Rental: Gas hot water heater.

Schools: Eatonville Junior School, Bloordale Middle School, St Clement Catholic School, Silverthorn Collegiate Institute, Michael Power/ St. Joseph High School. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)

*\*Taxes to be re-assessed*