

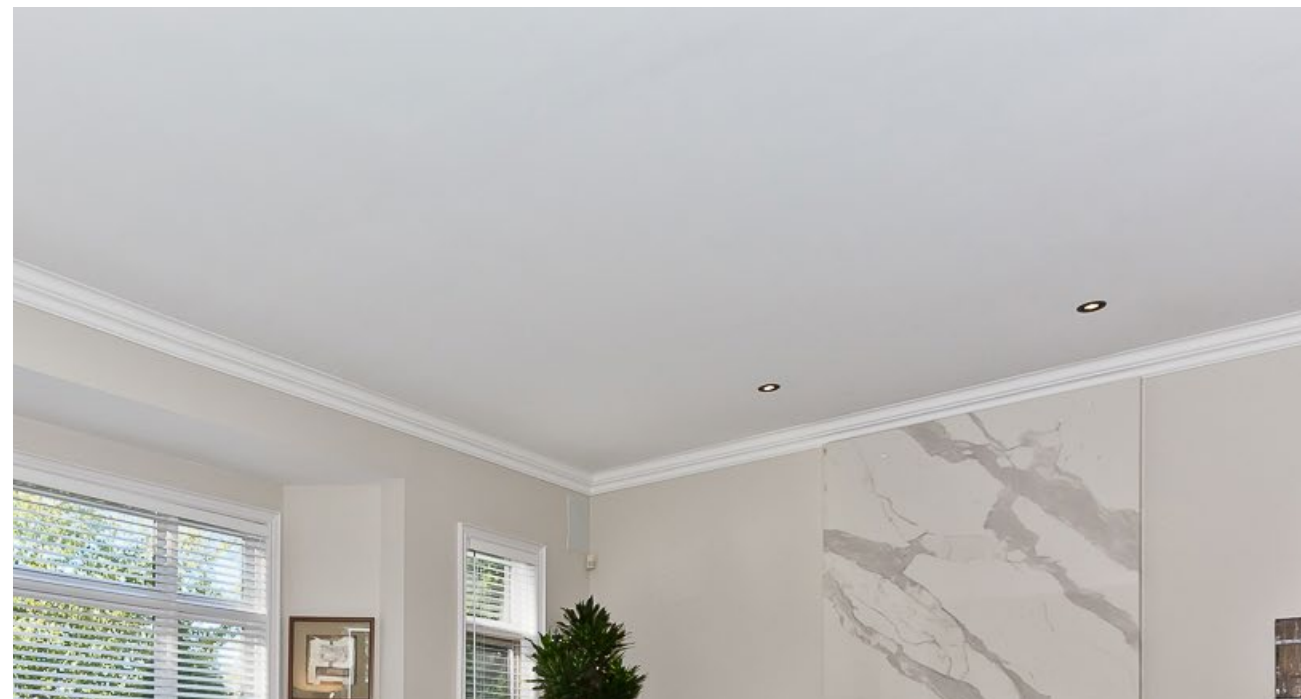
402 EMPRESS AVENUE

TORONTO, ONTARIO



Admired by its grande and stately presence on a coveted side of Empress Avenue near Bayview, is this elegant and distinctive residence. Recently renovated and updated throughout by renowned design firm Boychuk Fuller, you will appreciate the timeless appeal and details of the highest quality in this luxurious home.

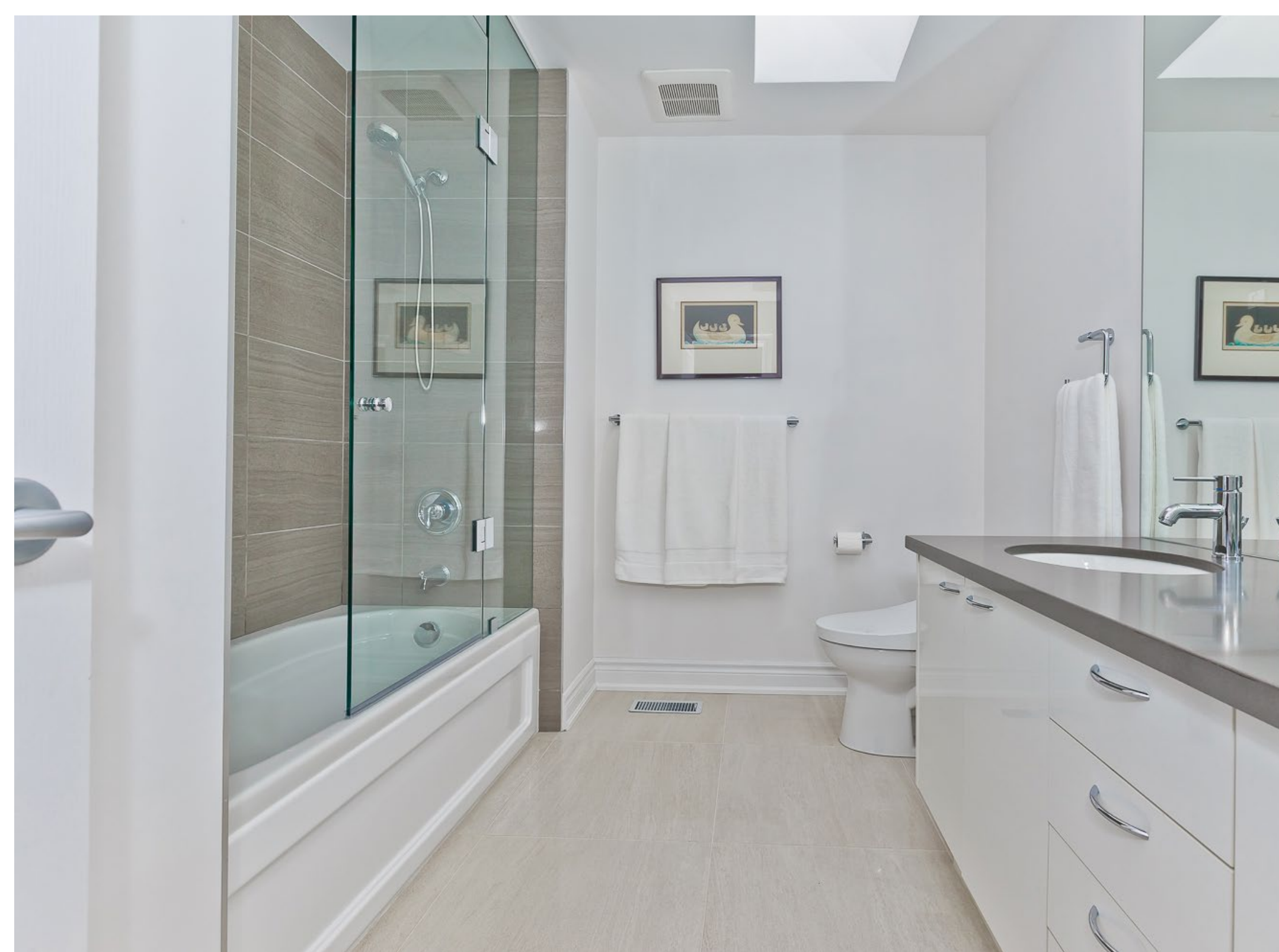
With over 5000 sq ft of palatial living space this 4 + 1 bedroom, 5 bath home is designed for gracious living and entertaining. With its striking curb appeal and French Manor style architecture, this remarkable property could be the dream home you've been searching for.













402 EMPRESS AVENUE | TORONTO, ONTARIO

MAIN FLOOR

FOYER/HALLWAY

- Double door entry into sunken foyer
- Solid wood closet doors
- Granite floor at entrance
- Crown moulding
- Contemporary wall sconce lighting
- Glass block window
- New solid oak staircase with wrought iron spindles

LIVING ROOM

- Large windows overlooking the front
- Open concept
- Floor to ceiling gas fireplace with Calacutta-marble style porcelain tile surround
- Crown moulding
- Hardwood floors
- Pot lights

DINING ROOM

- Open concept
- Crown moulding
- Hardwood floors
- Pot lights
- Chandelier light fixture

KITCHEN

- Cameo Kitchen in a contemporary style
- Open concept
- Granite counters
- Stainless steel backsplash
- Large centre island with storage and seating for 3
- High end stainless steel appliances:
 - Jenn Air double door fridge
 - Ventahood range-hood exhaust
 - Miele dishwasher
 - Panasonic microwave
- Large breakfast area
- Walk out to deck and backyard

FAMILY ROOM

- Open concept with the Kitchen
- Large windows facing the backyard
- Floor to ceiling gas fireplace with Calacutta-marble style porcelain tile surround

- Crown moulding
- Hardwood floor
- Pot lights
- Built-in surround sound speaker system

POWDER ROOM

- Glass block window
- Floating vanity
- Granite floor
- Decorative mirror & lighting

SECOND FLOOR

HALLWAY

- Skylight
- Hardwood floor

MASTER BEDROOM

- Hardwood floor
- Two walk-in closets
- Pot lights
- Built-in stereo speakers

MASTER ENSUITE: 6 PIECE

- Carrera marble throughout
- Built-in soaker tub
- Walk-in rainhead floor to ceiling glass shower
- Double sink custom vanity with quartz countertop
- Raised height vanity
- Designer light fixtures
- Pot lights
- Glass block window

2nd BEDROOM

- Hardwood floor
- Double closet
- Oversized window

3rd BEDROOM

- Hardwood floor
- Walk-in closet
- Oversized windows
- Built-in bench seating

4th BEDROOM

- Hardwood floor
- Walk-in closet
- 3pc private en-suite bathroom
 - Single floating vanity with ample storage
 - Quartz countertop
 - Large walk-in glass shower

BATHROOM

- Decorative framed mirrors and lighting
- Double sink custom vanity with quartz countertop
- Rectangular porcelain floor and wall tile
- Rainhead shower & soaker tub with glass enclosure
- Skylight

BASEMENT

5th BEDROOM

- Plush Broadloom
- Walk-in closet

BATHROOM

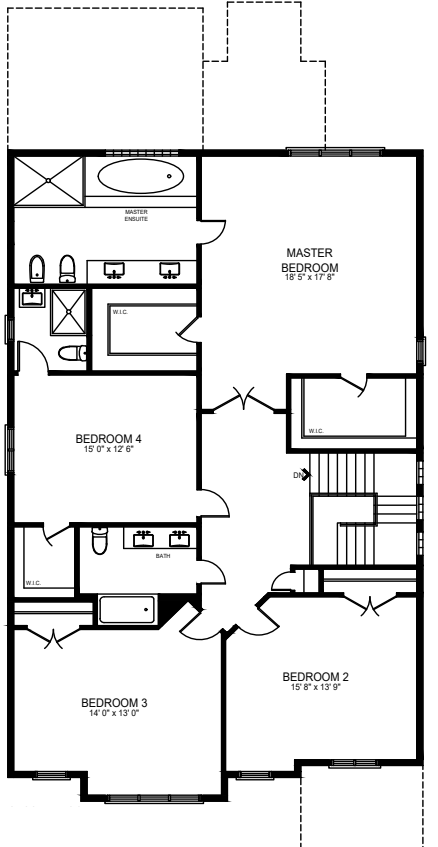
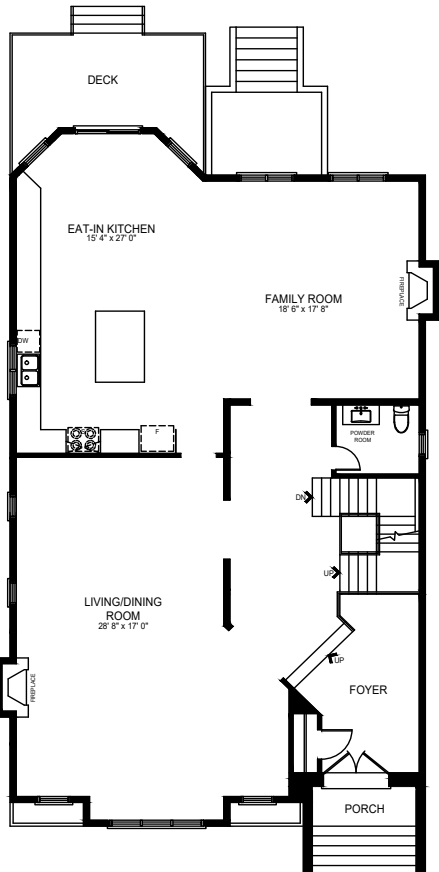
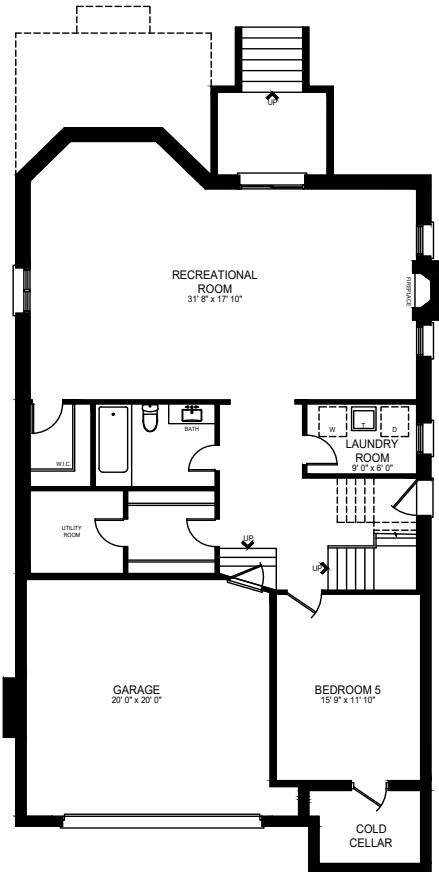
- 4pc bathroom

RECREATION ROOM

- Plush broadloom
- High ceilings
- Walk-out to backyard
- Open concept
- Storage room
- Large windows
- Pot lights

LAUNDRY ROOM

- Front loading LG washer and dryer
- Sink with upper and lower cabinet storage
- Ceramic floor tile
- Quartz counters



MAIN FLOOR - 1860 SQUARE FEET
 SECOND FLOOR - 1816 SQUARE FEET
 LOWER LEVEL - 1518 SQUARE FEET
 TOTAL - 3676 SQUARE FEET
 INC. BASEMENT TOTAL - 5194 SQUARE FEET

Measurements and Calculations are approximate. To be used as guidelines only.

FEATURES

- Custom built home recently renovated by design firm Boychuk Fuller
- 4 + 1 bedrooms, 5 bathrooms
- 3714 sq ft above grade as per MPAC – total of approximately 5194 sq ft including the basement
- Private 42 x 128 ft lot
- Extensively landscaped & fully fenced in backyard
- Interlocking stone driveway and walkway
- Refreshed two tier backyard deck
- Entire exterior façade has been updated
- 10ft ceiling height on main, 9 ft on second floor & 10 ft in basement
- Solid wood doors throughout
- Smooth ceilings throughout
- Upgraded baseboards, trim and millwork throughout
- Diagonally laid solid hardwood floors and quality porcelain tiles
- Walk-out fully finished basement with 5th bedroom & bath
- Double car garage with direct entry into the home
- Private driveway, total parking for 6 cars
- Skylights on 2nd floor
- In-ceiling surround sound speakers & smart lighting
- Custom window blinds/shutters
- Central vacuum
- Security system + Rogers Home Monitoring



Tanya Crepulja

Broker

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 the **TANYA CREPULJA TEAM**
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