

# 79 FREDERICK TISDALE DRIVE

TORONTO, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA



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Brand new luxury 4-storey townhouse within the Reserve Collection at Downsview Park. Smartly designed living with upscale details at the best value in Toronto for size, location and inclusions. Welcome home to 79 Frederick Tisdale Dr.

## FEATURES:

- 5 + 1 bedrooms, 4.5 bath 'Cooper' floor plan at 3353 sq ft including 667 sq ft lower level
- Brand new, never lived in. Built by reputable builder Stafford Homes
- Distinctly upgraded with approximately \$150,000 of upscale finishes
- Prime end unit lot at 19 ft width (as per MPAC) – 16 x 90 ft as per builder plan
- Best block for the Reserve Collection, directly facing Stanley Greene Park
- Wide plan white oak engineered wood flooring throughout
- Solid oak staircase with iron spindles
- Formal living room and open concept dining room with large windows
- Abundance of natural light throughout the home
- Beautiful kitchen with white shaker cabinets, Calacatta marble style herringbone backsplash, stainless steel appliances, quartz counters and centre island with breakfast bar
- 9ft smooth ceilings and pot lights throughout
- Very spacious above grade bedrooms, each with walk in closet
- 2nd bedroom with balcony walk-out makes a terrific family room
- Full bathroom per bedroom level featuring upgraded quartz counters and designer tile
- Primary bedroom with balcony walk out, two walk-in closets and en-suite bath
- Showstopper en-suite bathroom with dual sink vanity, quartz countertops, large frameless glass walk-in shower and freestanding soaker tub
- Fully finished lower level with plush broadloom, 6th bedroom/

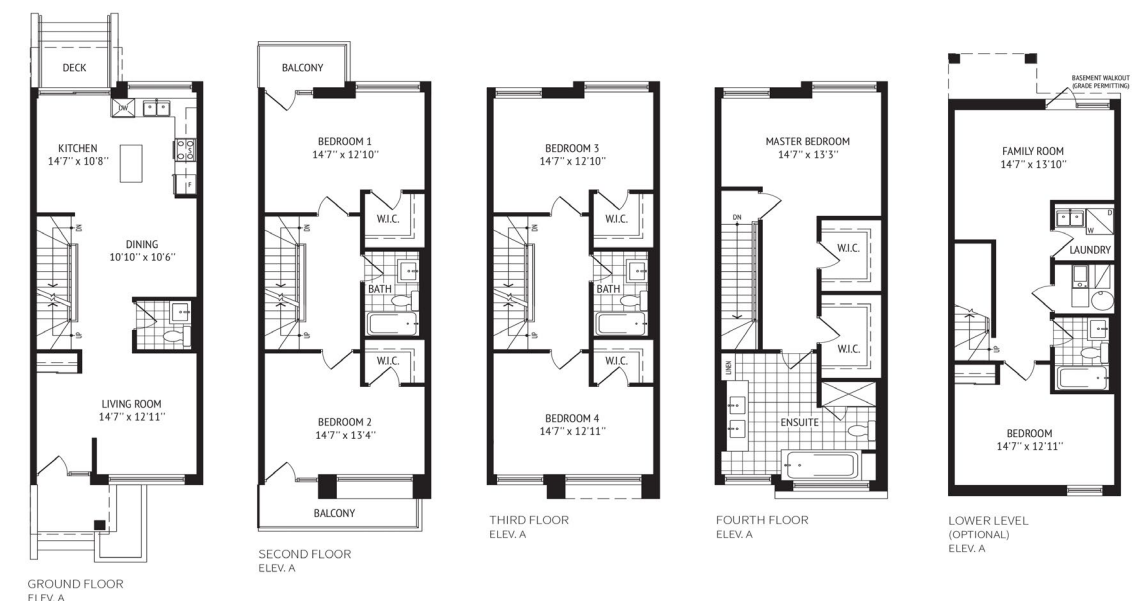
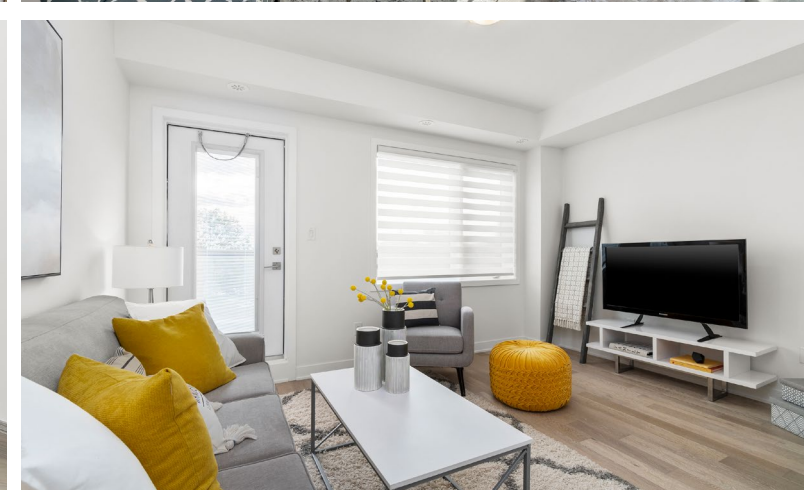
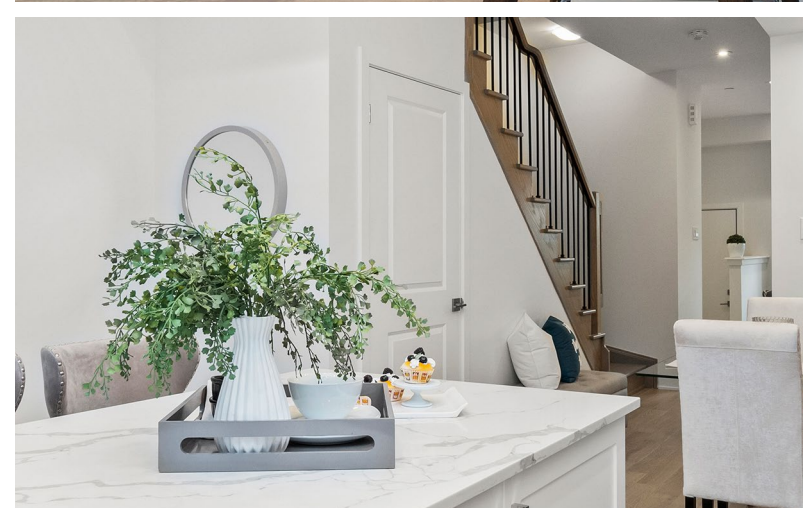
- office, recreation room and full bath
- Custom window roller blinds throughout
- Professionally painted in Benjamin Moore's 'Decorators White' – not builder grade paint
- Single car garage with car lift for a second vehicle
- Two AC units for the ultimate in comfort
- Freehold townhouse with a low POTL monthly fee for road maintenance
- Balance of the Tarion New Home Warranty included
- Appliances under manufacturer's warranty
- Freehold townhouse with small POTL fee of approximately \$126/month

Property taxes not yet assessed

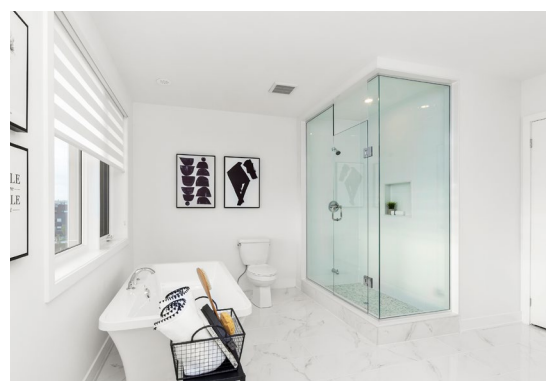
This is convenient living in the heart of North York - only 5 minutes away from three different subway stations connecting you to downtown Toronto in no time.

You're right across the street from Stanley Green Park – one of the best designed and newest community parks in the city. It features so much for all ages from outdoor tennis courts, basketball courts, children's playground, splash pad, skate park, fitness area, picnic tables and more.

You're only minutes away from the best shopping in Canada at Yorkdale Shopping Centre, home to the largest collection of luxury brands in the city, numerous big box stores including Home Depot and Costco, and nearby Canada's second largest university, York University. Just steps away from Downsview Park, which is Canada's largest urban park offering a multitude of lifestyle, recreation and community amenities.







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For additional pictures & property info please visit:  
[www.79FrederickTisdaleDr.com](http://www.79FrederickTisdaleDr.com)



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