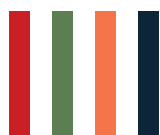
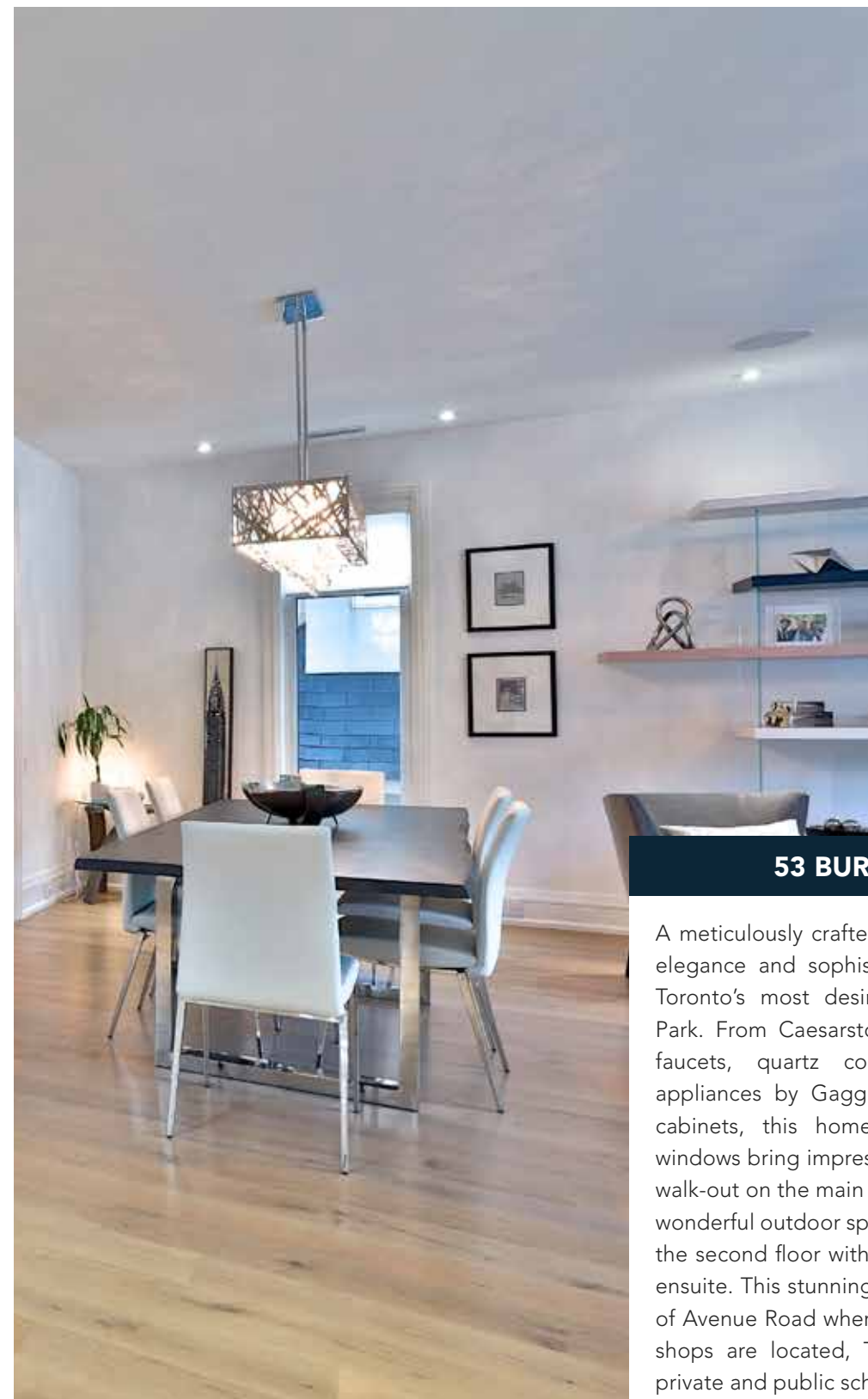


# 53 BURNCREST DRIVE



**ADAMPARSONSGROUP**  
experience worth trusting



### 53 BURNCREST DRIVE

A meticulously crafted modern home that epitomizes elegance and sophistication in the heart of one of Toronto's most desirable neighbourhoods, Bedford Park. From Caesarstone sinks with polished chrome faucets, quartz countertops, solid core doors, appliances by Gaggenau, to custom built Scavolini cabinets, this home is truly exquisite. Expansive windows bring impressive natural light to this home. A walk-out on the main floor to a spacious deck provides wonderful outdoor space. Four generous bedrooms on the second floor with white oak floors each having an ensuite. This stunning home is within walking distance of Avenue Road where many fabulous restaurants and shops are located, TTC, 401 and many prestigious private and public schools.



## FOYER

- Single Mahogany Door Entry with Side Frosted Glass
- Brushed Nickel Door Hardware
- Pot Lights
- Double Door Closet with White Melamine Closet Organizer
- Marble Floor
- Digital Alarm Key Pad

## LIVING ROOM

- White Oak Hardwood Floor
- Built-In Speakers
- Picture Window
- Pot Lights





## DINING ROOM

- White Oak Hardwood Floor
- Pot Lights

## POWDER ROOM

- 2 piece
- White Oak Hardwood Floor
- Window
- Pot Lights
- Scavolini Floating Vanity
- Scavolini Mirror with Lights
- Polished Chrome Faucet
- Wallpaper
- Exhaust Fan





## DEN/OFFICE

- White Oak Hardwood Floor
- Pot Lights
- Light Fixture
- Window
- Frosted Glass Door





## KITCHEN

- White Oak Hardwood Floor
- Built-In Speakers
- Window
- Pot Lights
- Custom Cabinets by Scavolini, Italy
- Quality Quartz Countertops
- Built-In Island by Scavolini
- Pendants Over the Island
- Quality Quartz backsplash
- Double Stainless Steel Undermounted Sink with Chrome Faucet
- Prep Stainless Steel Sink Undermounted with Chrome Faucet
- Valances Light
- Single Door Walk-out to Deck
- Appliances:
- Gaggenau Built-In Fridge and Freezer
- Gaggenau Built-In Double Oven
- Gaggenau Stove Top
- Gaggenau Hood Vent
- Gaggenau Dishwasher
- Gaggenau Built-In Wine Fridge
- Built-In Panasonic Microwave
- Chandelier Over Table





## WALK IN PANTRY

- White Oak Hardwood Floor
- Rough-In plumbing
- Pot Lights
- Scavolini Custom Cabinets



## FAMILY ROOM

- White Oak Hardwood Floor
- Pot Lights
- Picture Window
- Marble Surround Fireplace
- Spark Fireplace with Remote
- Floating Scavolini Shelves with Valance Lights
- Two Speakers Roughed In
- Flat Screen Smart TV





## SECOND FLOOR

- White Oak Stair Case
- Hand Rail Same as Staircase
- Step Lights
- Chandelier

## MASTER BEDROOM

- Double Door Entry
- White Oak Hardwood Floor
- Digital Alarm Key Pad
- Two Roughed-in Speakers
- Picture Window
- White Oak Hardwood Feature Wall
- Pot Light
- Light Fixture
- Two Floating Night Stands
- Walk-in Closet with White Closet Organizers





## MASTER ENSUITE

- 5 Pieces Ensuite
- Radiant Heated Italian Tile Floor
- Window
- Scavolini Double Floating Vanity
- Caesarstone sinks with polished chrome Faucets
- Two Scavolini Mirrors with Light
- Pot Lights
- Light fixture
- Seamless Glass Shower Door
- Rain Shower Head
- Waterproof Shower Pot Light
- Italian Tiles in the Shower
- Two Roughed-in Speakers
- Exhaust Fan





## BEDROOM 2

- White Oak Hardwood Floor
- Pot Lights
- Light Fixture
- Window Double Door Closet with Built-In White Closet Organizer

## ENSUITE

- 4 Piece Ensuite
- Tile Floor
- Scavolini Floating Vanity
- Framed Scavolini Mirror with Light
- Caesarstone Sink with Polished Chrome Faucets
- Tub/Shower Combo with Glass Enclosure
- Exhaust Fan





### BEDROOM 3

- White Oak Hardwood Floor
- Single Door Walk-In Closet with Built-In White Closet Organizer
- Pot Lights
- Light Fixture
- Window
- Ensuite Bathroom

### ENSUITE

- 4 Piece Ensuite
- Tile Floor
- Scavolini Floating Vanity
- Framed Scavolini Mirror with Light
- Caesarstone Sink with Polish Chrome Faucets
- Tub/Shower Combo with Glass Cnclosure
- Medicine Cabinet
- Window
- Pot Lights
- Exhaust Fan





## BEDROOM 4

- White Oak Hardwood Floor
- Single Door Walk-In Closet with Built-In White Closet Organizer
- Pot Lights
- Light Fixture
- Window
- Ensuite Bathroom

## ENSUITE

- 4 Piece Ensuite
- Tile Floor
- Scavolini Floating Vanity
- Framed Scavolini Mirror with Light
- Caesarstone Sink with Polish Chrome Faucets
- Tub/Shower Combo with Glass Cnclosure
- Medicine Cabinet
- Window
- Pot Lights
- Exhaust Fan

## LAUNDRY ROOM

- Tile Floor
- Upper and Lower Scavolini Linen Closets
- Pot Lights
- Window
- Exhaust Fan
- Samsung Front Load Washer and Dryer
- Laundry Tub
- Faucet
- Valance Lights





## NANNY/ENSUITE

- White Oak Hardwood Floor
- In-Floor Heating (Thermostat)
- Pot Lights
- Above Grade Window

## BATHROOM

- Tile Floor
- Scavolini Single Vanity
- Caesarstone Sink with Chrome Faucet
- Tub/Shower Combo with Enclosure Glass
- Scavolini Mirror with Light
- Pot Lights
- Above Grade Window





## REC ROOM

- White Oak Hardwood Floor
- In-Floor heating (Thermostat)
- Pot Lights
- Remote Power Blinds
- Above Grade Windows
- On Grade Sliding Door Walk-Out to Backyard

## MUD ROOM

- Italian Ceramic Floor
- In-Floor Heating (Thermostat)
- Undermount stainless Steel Sink
- Mirror Above Sink
- Scavolini Built-In Cabinets
- Open Cabinets for Coats, Shoes and Shelves
- Digital Alarm Key Pad
- Roughed-In for Washer and Dryer

## MECHANICAL ROOM

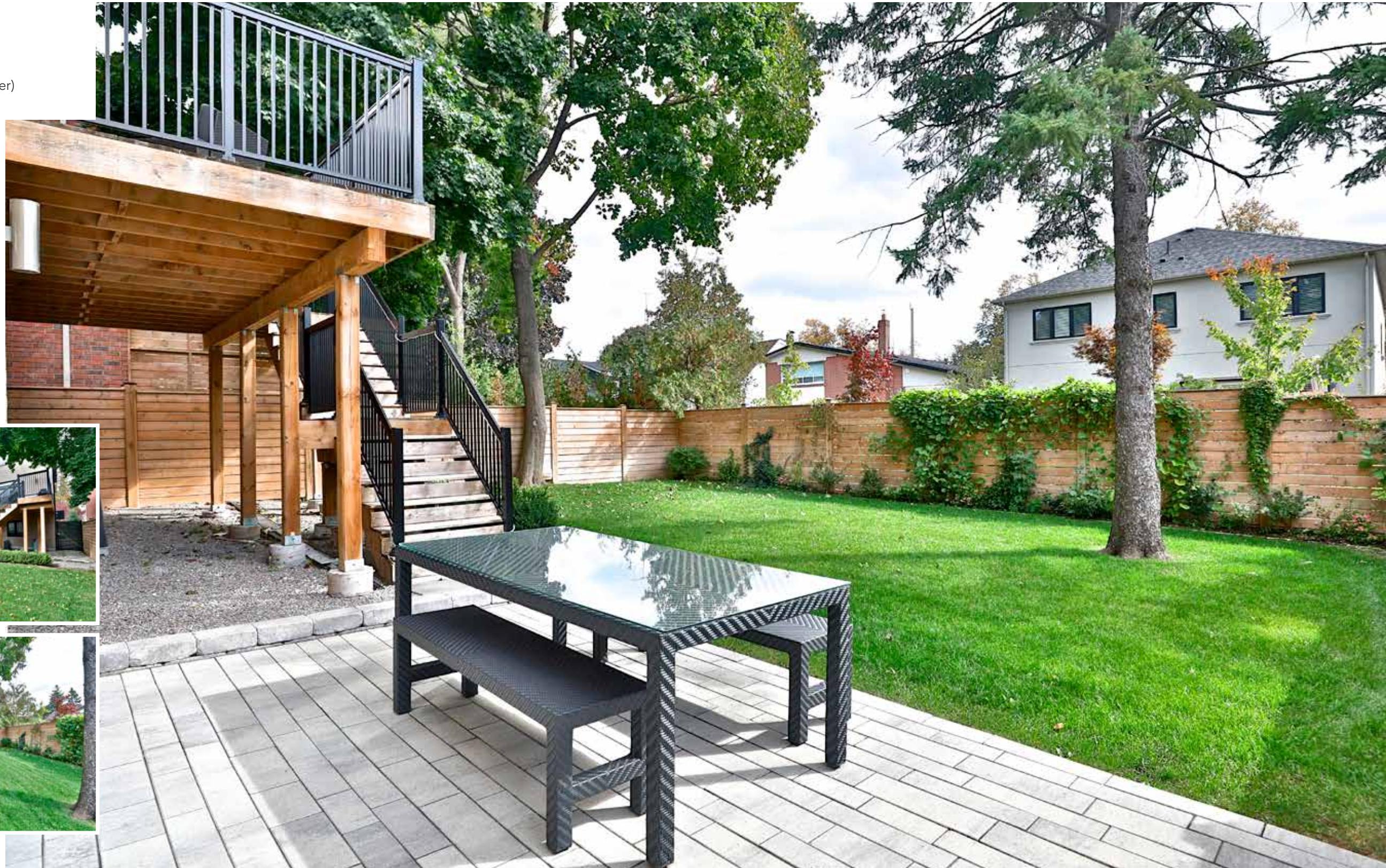
- Boiler
- Hot Water Tank (owned)
- Controls for Irrigation System
- Sub Pump



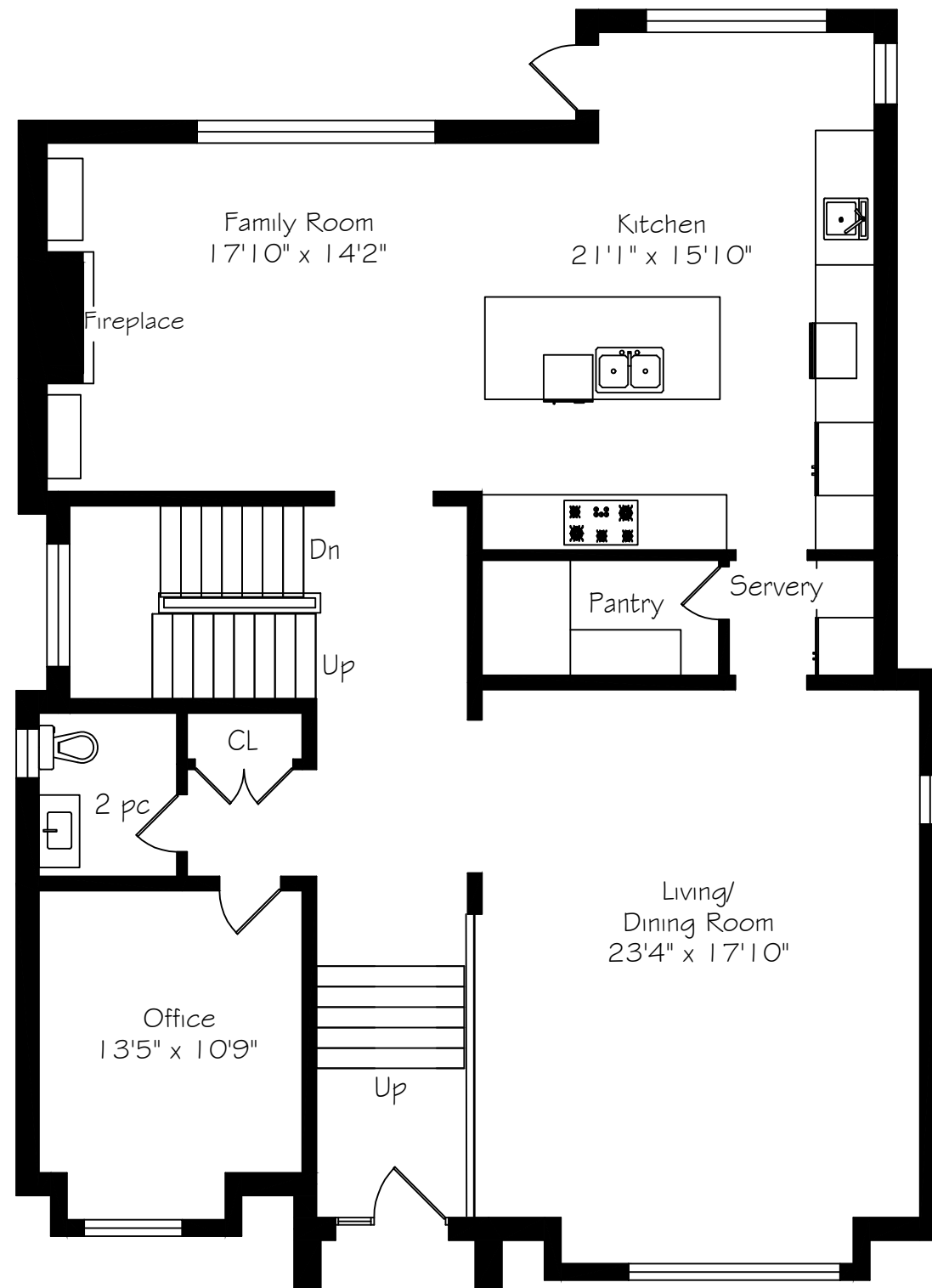


## DOUBLE GARAGE

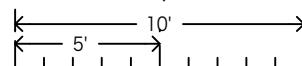
- Wall Tiles
- Heater
- Pot Lights
- Double Garage Door (LiftMaster)



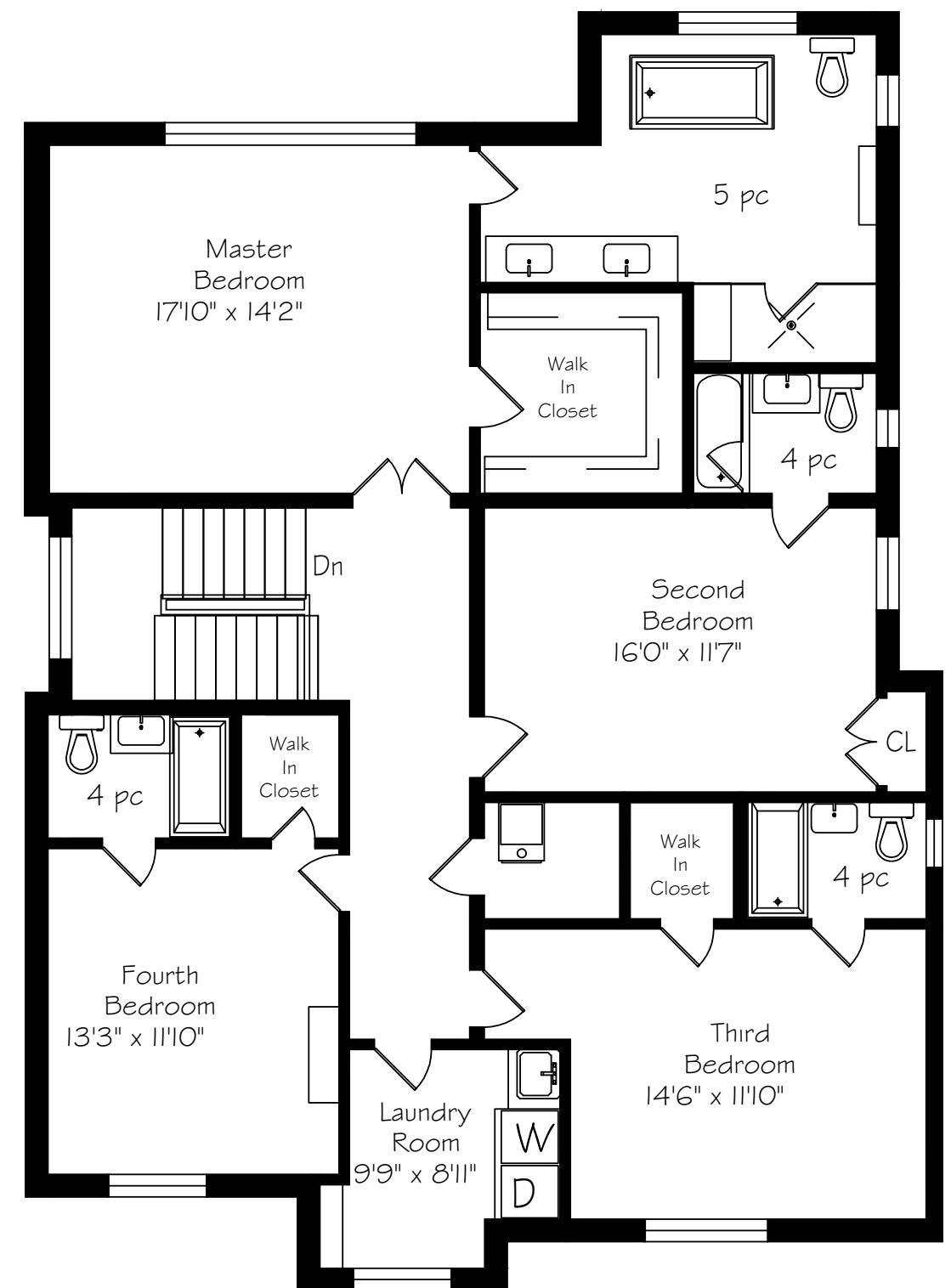




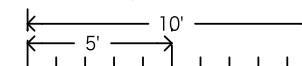
Main Floor  
1742 Square Feet



Measurements and Calculations are approximate  
To be used as guidelines only

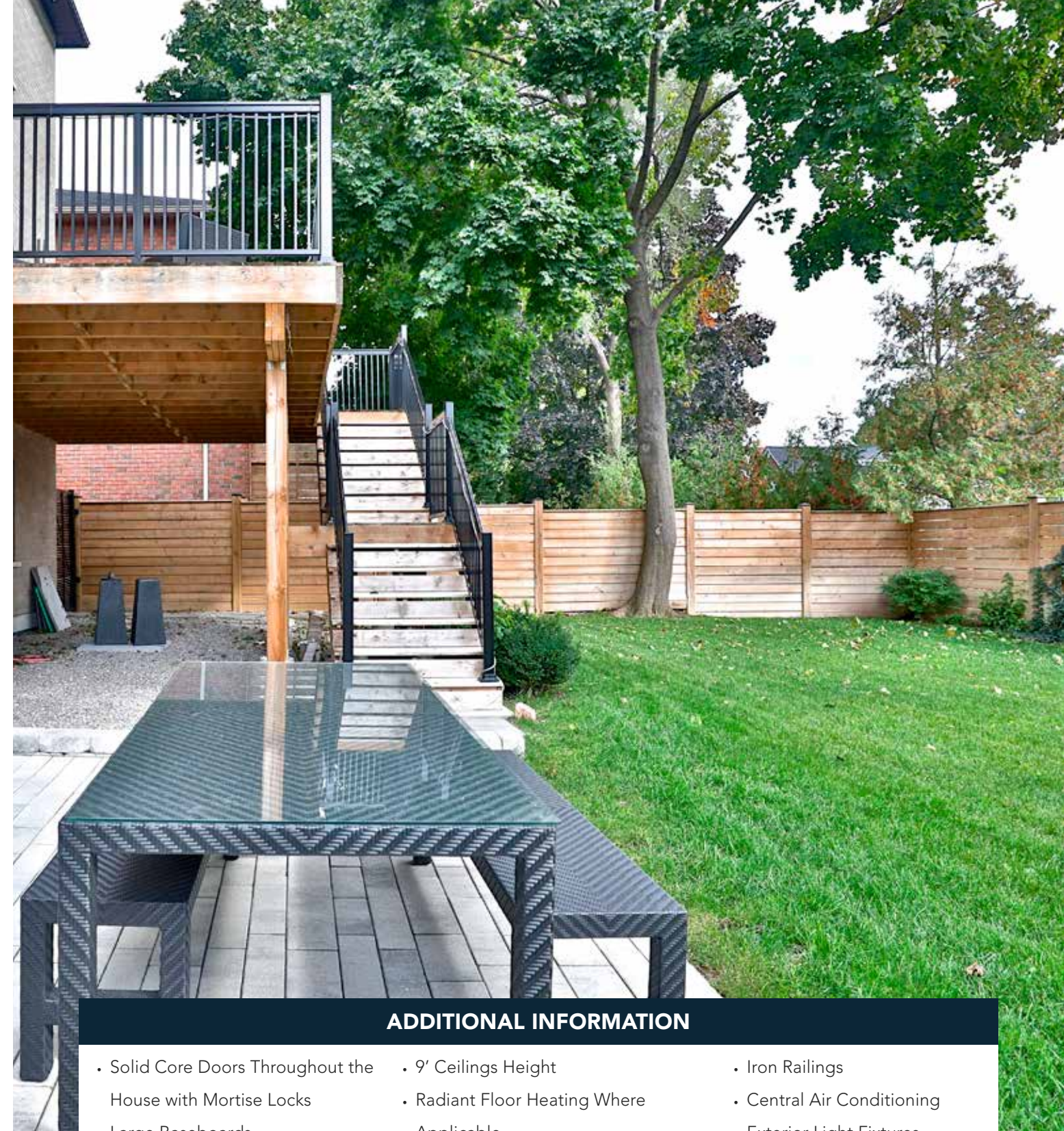
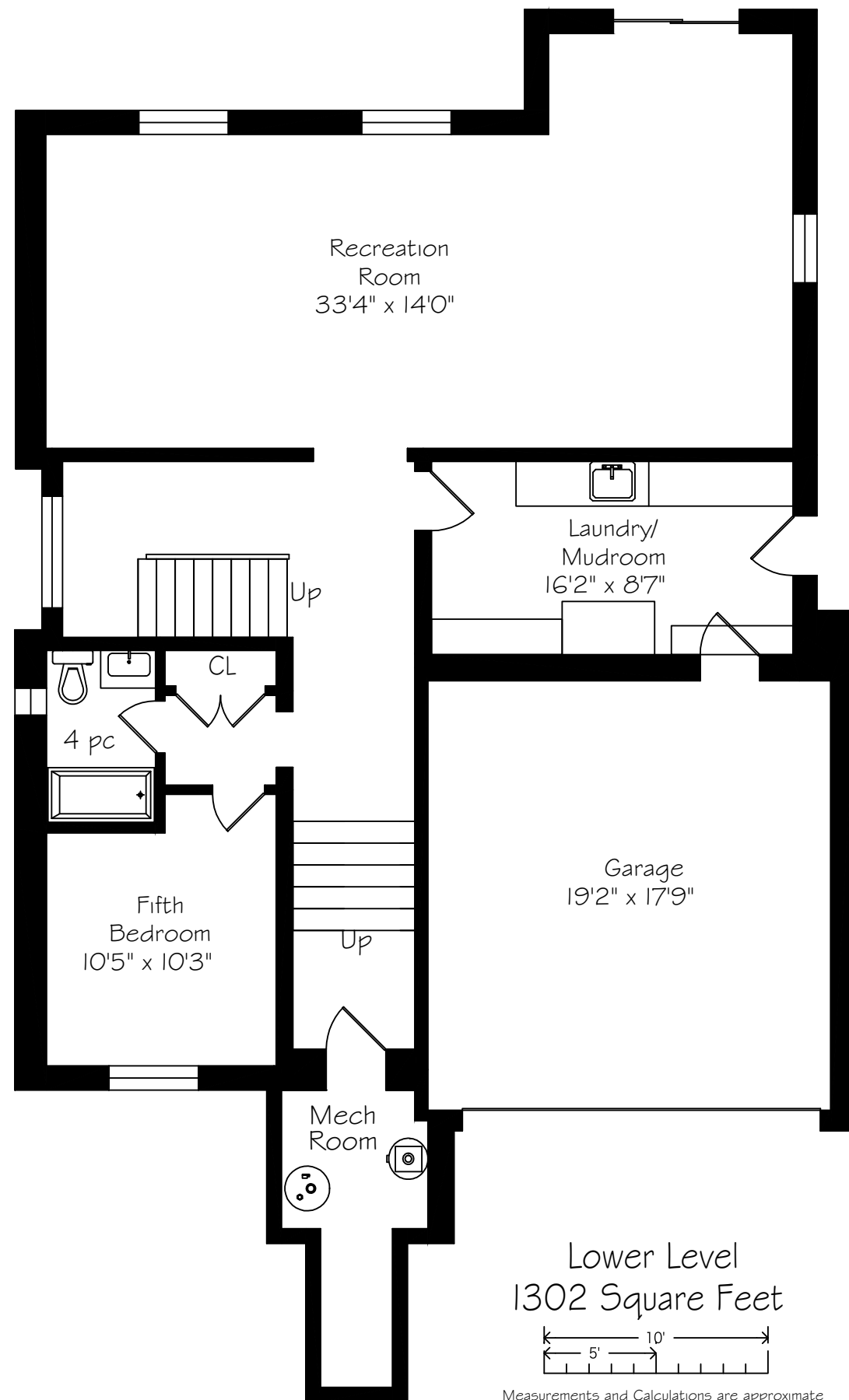


Second Floor  
1716 Square Feet



Measurements and Calculations are approximate  
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### ADDITIONAL INFORMATION

- Solid Core Doors Throughout the House with Mortise Locks
- Large Baseboards
- EcoBee Thermostat
- Central Vacuum System
- Garage Door Openers
- Window Covers
- Security System
- 9' Ceilings Height
- Radiant Floor Heating Where Applicable
- Alarm / Motions and Built-In Speakers Where Applicable
- Two BBQ Gas Lines (Upper and Lower Patio)
- Pressure Treated Deck
- Iron Railings
- Central Air Conditioning
- Exterior Light Fixtures
- Fenced Yard with Gates
- Irrigation System
- Double Garage





## PRACTICED REAL ESTATE SYSTEM

### **Pricing and Engagement**

Price • Negotiation • Clout

### **Consulting and Counsel**

Advice • Vision • Attention

### **Caring and Trust**

Services • Honesty • Goodness

### **Partnered with Professionals**

Knowledge • Trust • Preparation

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