



122 Cranbrooke Avenue

TORONTO, ON

Sotheby's
INTERNATIONAL REALTY

Canada



122 CRANBROOKE AVENUE

A meticulously maintained three-bedroom, two-bathroom, family home, located in the highly sought after Bedford Park neighbourhood. Spacious, bright and sun filled. A must-see, fabulous main floor addition. The contemporary kitchen boasts extremely high ceilings, an oversized waterfall island, stainless steel appliances and Corian counters to match the stunning backsplash. Walk-out from the family room to a private backyard oasis. Enjoy a sunny summer day in the garage that has been converted into a spectacular garden room; perfect for an outdoor office space or hosting a gathering. Combined living and dining room, great for entertaining. The second floor has three generous sized bedrooms and a 4-piece updated marble bathroom. Plenty of storage throughout the home. Steps to Yonge Street where you can find an abundance of fantastic restaurants, shops, and amenities. A prime location, surrounded by top-rated schools, parks, ravines, easy access to the 401 and public transit. This home is a true gem!

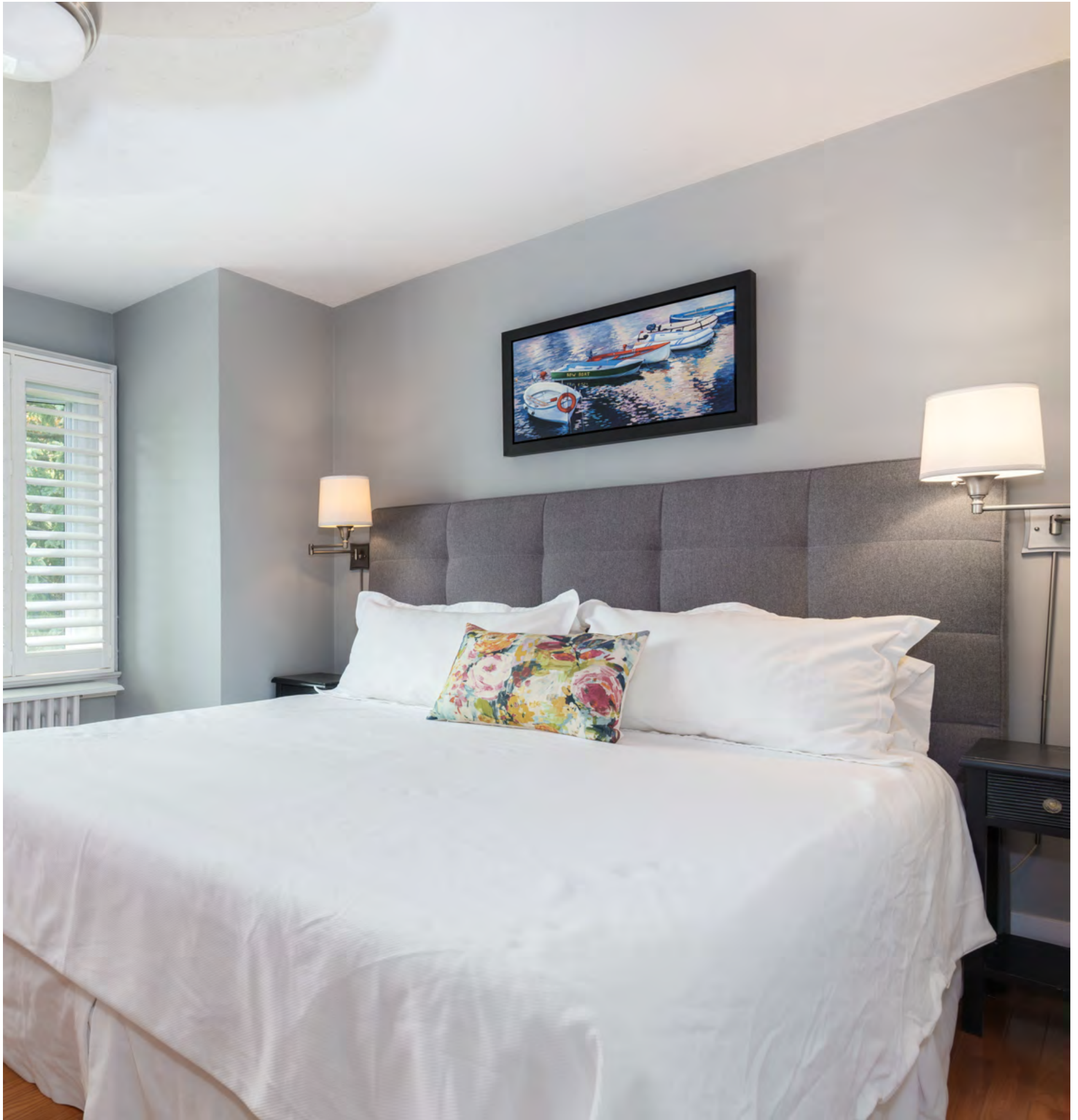
**ADAM
PARSONS**
GROUP













Details of the Home

- Lot: 25X 110 feet
- Taxes: \$7,785.41 / 2022
- Possession: 60 days
- Bedrooms: 3
- Bathrooms: 2
- Driveway: Front Pad Parking
- Custom kitchen & den – Corian counters, including back splash & 10.3 ft by 4ft peninsula island with a waterfall at the end of island
- Custom cabinets in the kitchen, pantry, den and bookshelves in the family room. Lots of storage space.
- VELO Pendants in the kitchen – hand blown glass
- Blanco Black Ikon Apron Front sink with Riobel Kitchen Faucet
- Dishwasher and Speed oven mounted on the island
- Porcelain tiles in kitchen, den, family room, and front hall
- In floor heating in kitchen and den
- Gas fireplace with marble exterior in living room
- Marble throughout upstairs bathroom
- Watermark shower & faucets in the upstairs bathroom
- Wetstyle Stelle vanity with a walnut base in the powder room
- All electrical, heating, and plumbing systems have been upgraded. Rinnai on demand water/heating. New attic insulation.
- New Mitsubishi Split – type Air Conditioners (cools and heats) - two internal units one top floor and one in the kitchen/family room
- Great outdoor space with lots of privacy and a new fence
- Garage converted to a garden room which extends the outdoor patio space and is ideal for a home office or additional entertainment space. Back portion of the Garage has been set aside for storage or workshop with separate rear door entry into the workshop
- High quality kid and dog friendly, low maintenance turf in backyard

Exclusions:

- Wine fridge - basement
- Safe – basement
- Patio umbrella

Inclusions

- Lighting: all premium ceiling, pendant and wall mounted sconces
- Appliances: all stainless steel new 2020: Bosch built-in convection microwave speed oven, Bosch dishwasher, Kitchen Aid 22CU FT fridge, Monogram 36W natural gas convection oven and 6 burner range, Sirius 34in stainless steel hood fan. Chest freezer
- All window coverings – including Hunter Douglas roman shade and curtains in the kitchen and all shutters in the remainder of the house.
- Patio sail

122 CRANBROOKE AVENUE

Main Building: Total Exterior Area Above Grade 1574.32 sq ft



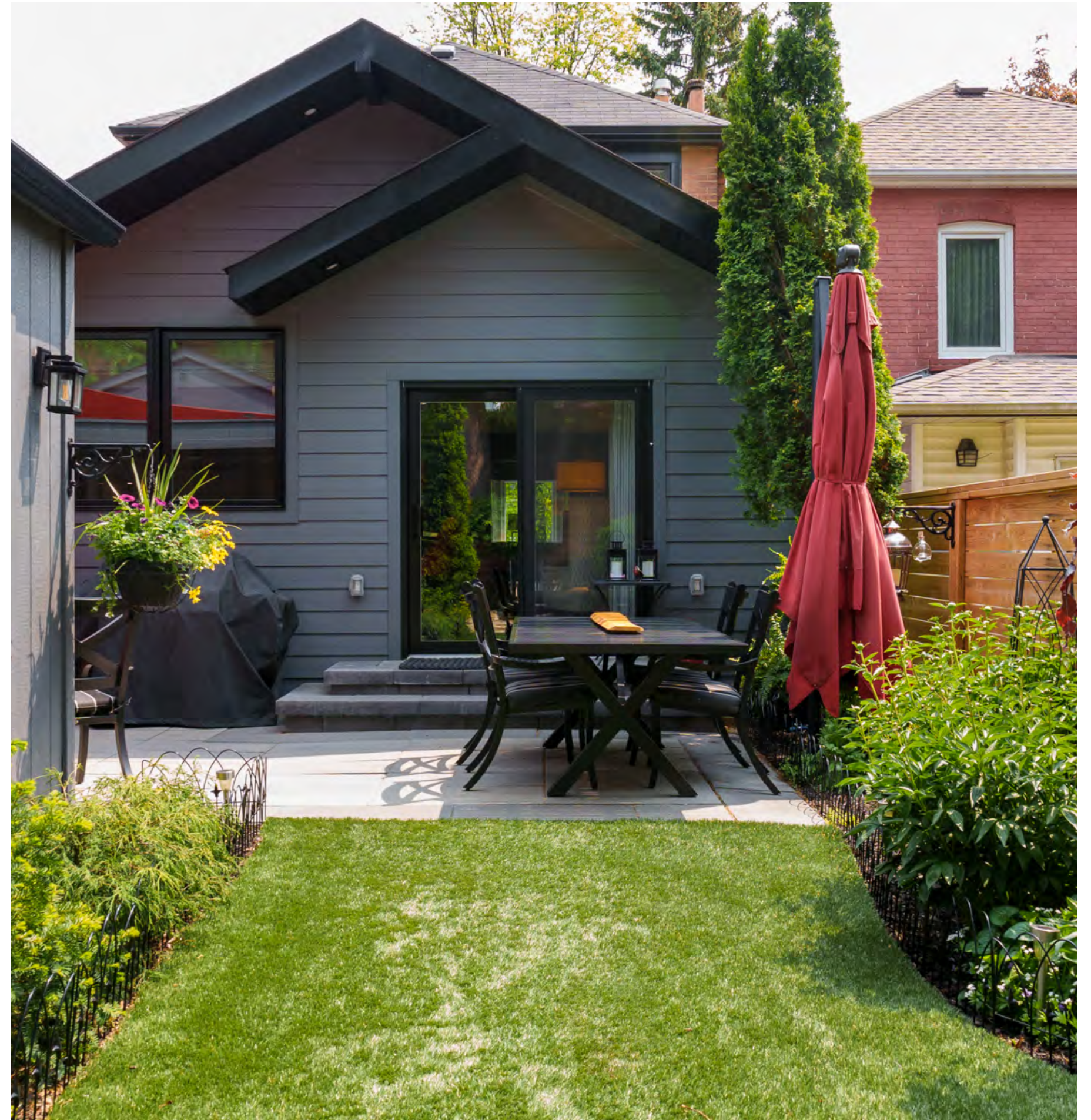
Main Floor
Exterior Area 943.07 sq ft



2nd Floor
Exterior Area 631.25 sq ft



Basement (Below Grade)
Exterior Area 616.46 sq ft





SOTHEBYSREALTY.CA



ADAM PARSONS

Broker

416.804.9589

adam.parsons@sothebysrealty.ca



SIERRA PARSONS

Sales Representative

416.804.1448

sierra.parsons@sothebysrealty.ca



BIANCA PARSONS

Sales Representative

647.993.2991

bianca.parsons@sothebysrealty.ca

**ADAM
PARSONS**
GROUP



AdamParsons.ca

© 2021 Sotheby's International Realty®. All Rights Reserved. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada, Brokerage. Real estate agency. Independently Owned & Operated. E.&O.E.: It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

NOTHING COMPARES.