



## 415 ST. GERMAIN AVENUE

Located at the highest point in all of Toronto, 415 St. Germain is simply stunning! From the moment you walk in the door, you will realize that this is truly an amazing space for entertaining and showcasing your artwork. The open concept main floor offers incredible sight lines, well thought out lighting. The 10' ceilings in combination with the natural light flooding in, makes for an extremely breathtaking experience. Walk out from the ultra-cool kitchen to your private garden oasis featuring a stone terrace and 14 foot iron gazebo. You would never realize you were just steps away from Avenue Road shopping!

[ YOUR LOCAL REAL ESTATE ADVISOR ]

susan **BANDLER**

Follow the grand staircase up to the loft-like office or bedroom with custom cherrywood desk suite and floating shelves. Your master suite is simple and bright, with the views of your garden oasis and the CN Tower. The lower level boasts 9.5 foot ceilings and wall-to-wall custom built-ins with secret doors and open shelving. Grab your morning coffee steps from your front door, or walk to your favourite restaurant for dinner. Truly a masterpiece - one of a kind!

## HIGHLIGHTS

- Stone terraced garden with 14 foot iron gazebo
- Custom built-in sofa in family room (9 ft x 8 ft.)
- Custom Cherrywood built-in office suite
- Nova Scotia slate flooring on the main level
- Custom shelving throughout perfect for showcasing your art
- Bright open concept
- Separate entrance through garage space
- Converted garage to additional storage
- Incredibly high ceiling heights throughout

## MAIN FLOOR

All rooms on main floor feature 10.25 ft. ceilings

### FOYER

- Open concept
- Nova Scotia slate flooring
- Halogen pot lights
- Coat closet with mirrored door

### LIVING ROOM/DINING ROOM

- Open concept, combined living room and dining room
- Nova Scotia slate flooring
- Halogen pot lights
- Large window overlooking front garden
- Built-in speakers

### KITCHEN

- Floor-to-ceiling white contemporary cabinets
- Open concept
- Overlooks rear gardens
- Centre island with breakfast bar, granite countertop
- Halogen pot lights
- Mostly new stainless steel appliances
- Glass block window for privacy and beautiful natural light
- Glass tile backsplash
- Walk-out to deck & rear garden

### FAMILY ROOM

- Open concept
- Nova Scotia Slate floor
- Gas fireplace
- Floating shelves
- Overlooks rear garden
- Built-in Bang & Olufsen speakers
- Halogen pot lights

### POWDER ROOM

- 2-piece
- Nova Scotia Slate floor and vanity



## SECOND FLOOR

All rooms on second floor feature 9 ft. ceilings

### MASTER BEDROOM

- Broadloom
- Wall-to-wall built-in closet
- Walk-in closet with organizers
- Picture window overlooking rear garden
- Halogen pot lights
- 4-piece ensuite features separate shower, Whirlpool tub, marble flooring & walls, and skylight

### SECOND BEDROOM/OFFICE

- Broadloom
- Built-in floating shelves with halogen pot lights
- Built-in cherrywood office suite
- Overlooks front garden
- 2 skylights
- Built-in floating mirrored drawers
- Wall can easily be added to create a bedroom

### LAUNDRY ROOM

- Tile flooring
- Bosch washer & dryer
- Built-in storage
- Stainless steel laundry sink
- Halogen track lighting

### BATHROOM

- 4-piece, appears as 2-piece with removable seating
- Tile flooring
- Halogen lighting
- Skylight

## LOWER LEVEL

All rooms on lower level feature 9.5 ft. ceilings

### FAMILY ROOM

- Broadloom
- Halogen pot lights
- Wall-to-wall built-in bookcase
- 2 double closets with built-ins and automatic lighting

### GUEST BEDROOM

- Broadloom
- Halogen pot lights
- Glass block window
- Double mirrored closet

### WORKSHOP

- Ceramic flooring
- Track lighting
- Access to cold storage with stand up Daewoo fridge
- Built-in counter and storage

### BATHROOM

- 4-piece
- Tile flooring
- Glass block window
- Halogen pot lights





### IMPROVEMENTS

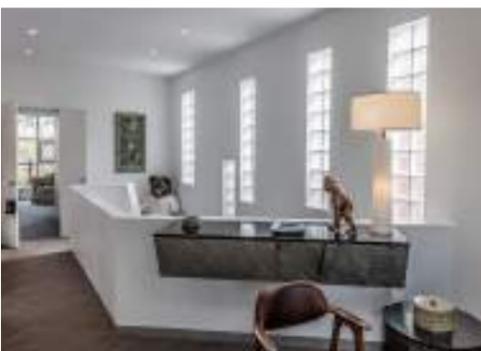
- New broadloom
- Cut-stone courtyard driveway
- High-efficiency furnace and air conditioner
- Stainless steel kitchen appliances
- Bosch washer and dryer
- Stone terraced garden with iron gazebo
- Trex composite decking
- Built-in storage in garage space
- Custom cherrywood built-in office suite
- Central vacuum
- Recently painted lower level bedroom

### INCLUSIONS

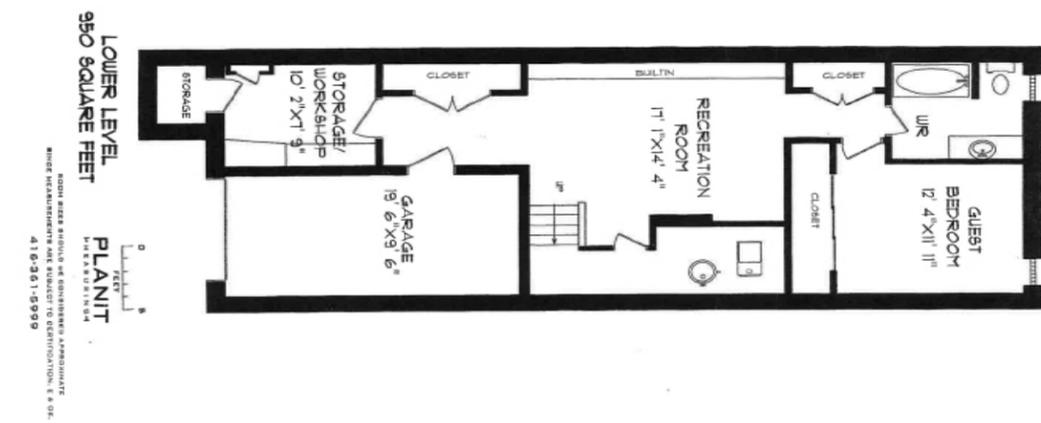
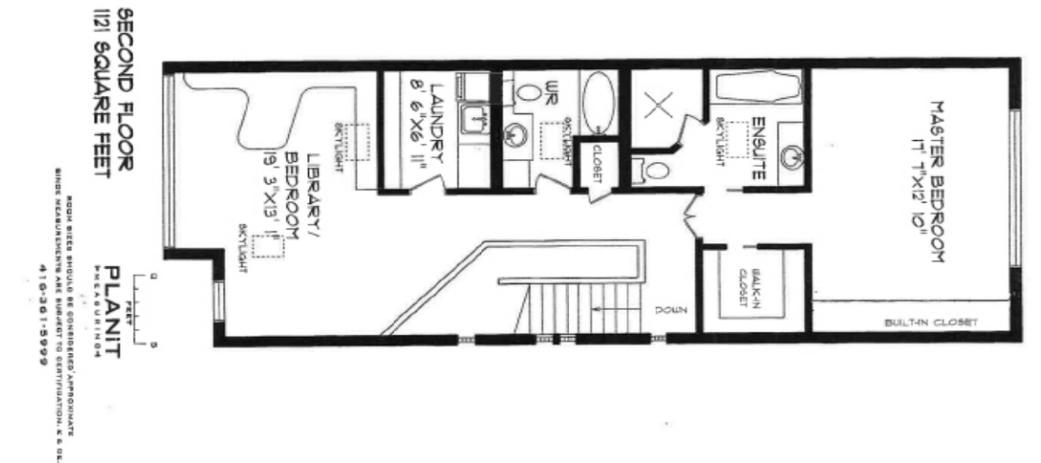
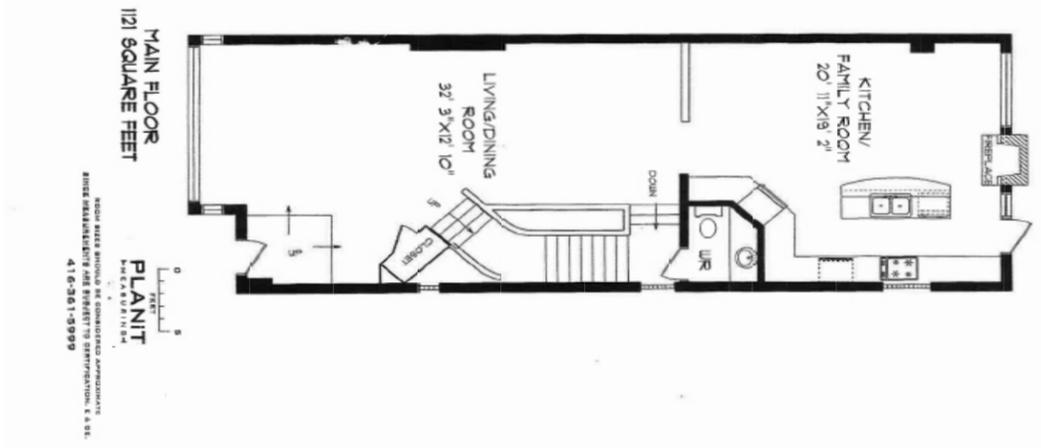
- Flat-screen televisions (3)
- Bang & Olufsen stereo
- Main-floor hung mirrors (2)
- Master bedroom king-size bed platform
- Frigidaire Gallery stainless steel double wall oven
- GE stainless steel microwave
- GE stainless steel refrigerator/freezer combo
- Whirlpool stainless steel dishwasher
- Dacor gas stove with venting
- Daewoo stand up refrigerator in lower level
- Bosch washer/dryer
- All electric light fixtures
- Central vacuum and equipment
- All window treatments
- Gazebo with table and chairs
- Outdoor planters
- Hot water tank (Rented)
- Alarm system (monitoring extra)

### ADDITIONAL INFORMATION

Taxes	\$9,377.08 (2016)
Lot	27' x 149.93'
Garage	Used for additional storage
Drive	Private, Double
Possession	TBA
Comfort Systems	Central Air Conditioning Forced Air/Gas



## FLOOR PLANS



## POINTS OF INTEREST THE SELLERS WOULD LIKE YOU TO KNOW

- The garden is a perennial garden requiring low maintenance, and has an automated sprinkler system and extensive outdoor ambient lighting.
- The garden was designed to provide complete privacy to the interior windows.
- The house is very quiet as it was designed with sound insulation to block out street noise.
- The roof looks like a flat roof, but in fact it was designed with various sloped surfaces to funnel water away.
- Parking spaces are available for rental in the condo next door if desired.
- Certain furnishings were custom designed for the house and will remain with it.
- There is a tremendous amount of custom cabinetry and cupboard space for maximal storage.
- State of the art internet-enabled devices including a Nest thermostat and Ring doorbell allow you to connect to home from afar.



## YOUR NEW NEIGHBOURHOOD

Welcome to Bedford Park! Where the quiet streets, mature trees, good schools and parks, and proximity to transit, attract young professionals and their families to this neighbourhood. It has a wonderful selection of excellent public and private schools, several parkettes and playgrounds, a community centre, library, and easy access to Toronto's public transit system. As a resident here, you will find access to shopping a breeze, what with Avenue Road at your doorstep and Yonge Street a short stroll away. Travelling to the highway is a mere 8 minutes from your driveway, and public transportation is nearby. There truly is no greater place to raise your family, than this beautiful neighbourhood. It has a walkscore of 81, meaning that most errands can be accomplished on foot, or on a bike as the terrain is generally pretty flat with some bicycle lanes.

## SCHOOLS

### PUBLIC

John Wanless Junior Public School (JK - grade 6)  
 Glenview Senior Public School (grades 7 - 8)  
 Lawrence Park Collegiate Institute (grades 9 - 12)  
 Northern Secondary School (grades 9 - 12)

### PRIVATE

Harvergal Junior & Senior school (JK - grade 12) (girls)  
 Upper Canada College (UCC) (SK - grade 12) (boys)  
 Crescent Private School (grades 3 - 12) (boys)  
 Toronto French School (JK - grade 12)  
 Bannockburn Montessori School (18 months - 12 years)

## RECREATION

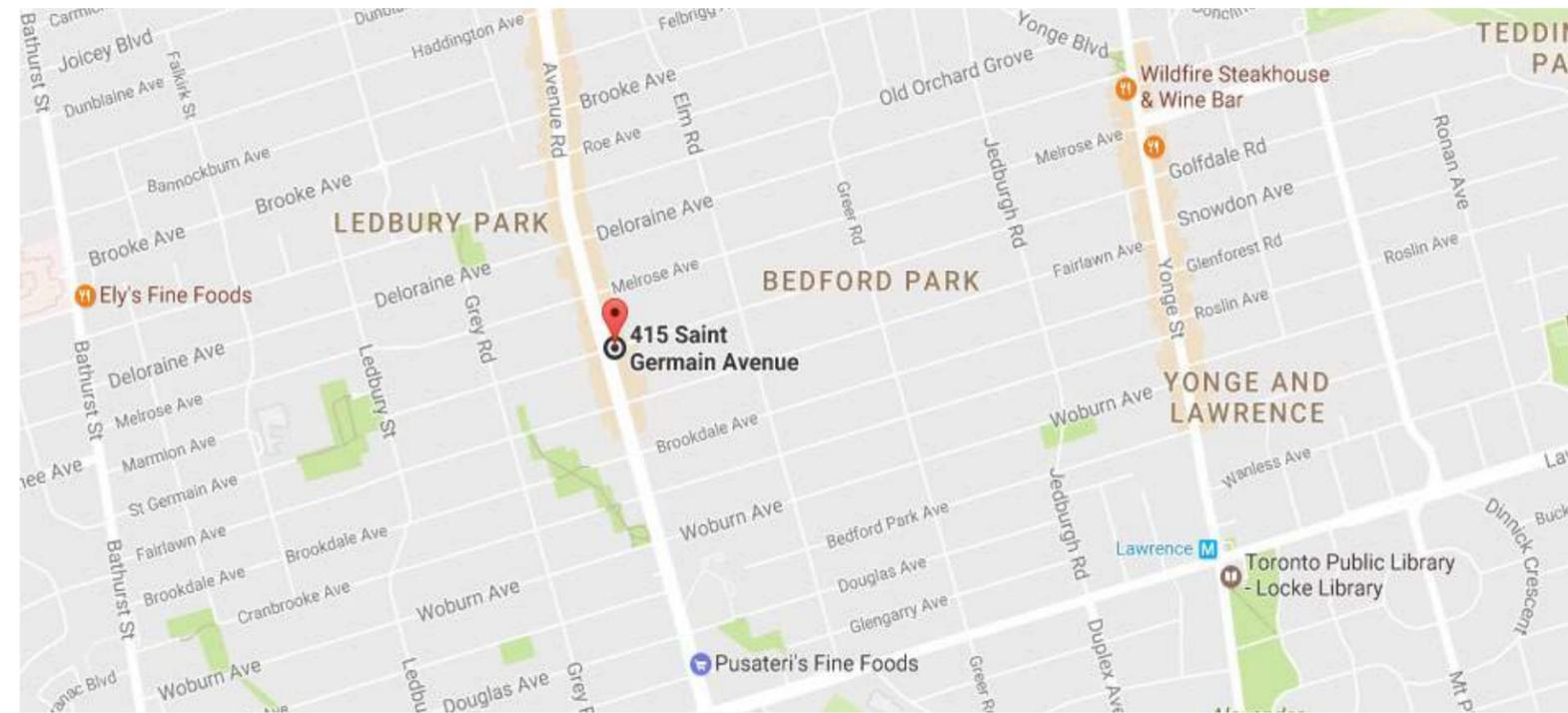
With no shortage of recreational parks and attractions, the whole family can keep fit any time of the year. Ledbury Park is 1.6 hectares of parkland with an ice rink and outdoor pool. Travel a little further east and you'll land at Brookdale Park. The mature tree canopy covers the trail through the park making those walks or bike rides even more enchanting. Don't forget about the children's playground! Just further south you'll reach Woburn parkette, west of Yonge Street. This spot is especially popular amongst the neighbourhood parents with toddlers and preschoolers. You'll find a new tots playground and quaint wading pool for the kids to enjoy. Also in the area is the George Lock Public Library for all ages to enjoy special programs year-round.

## NEARBY GROCERY:

No Frills - 1811 Avenue Rd.  
 Metro - 3142 Yonge St.  
 Loblaws - 3501 Yonge St.  
 Ararat International Fine Foods - 1800 Avenue Rd.  
 Pusateri's Fine Foods - 1539 Avenue Rd.

## NEARBY RESTAURANTS/CAFES:

Safari Bar and Grill - 1749 Avenue Rd.  
 Tutto Pronto - 1718 Avenue Rd.  
 The Steak Pit Restaurant - 1666 Avenue Rd.  
 Wildfire Steakhouse & Wine Bar - 3438 Yonge St.  
 Starbucks - 1740 Avenue Rd.  
 La Bamboche - 1712 Avenue Rd.  
 Tim Hortons - 2005 Avenue Rd.  
 Aroma Espresso Bar - 2040 Avenue Rd.  
 The Bagel House - 1722 Avenue Rd.



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## Susan Bandler

Sales Representative,

*Chairman's Award 2006-2014, 2016*

*Vice-Chairman's Award 2015*

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