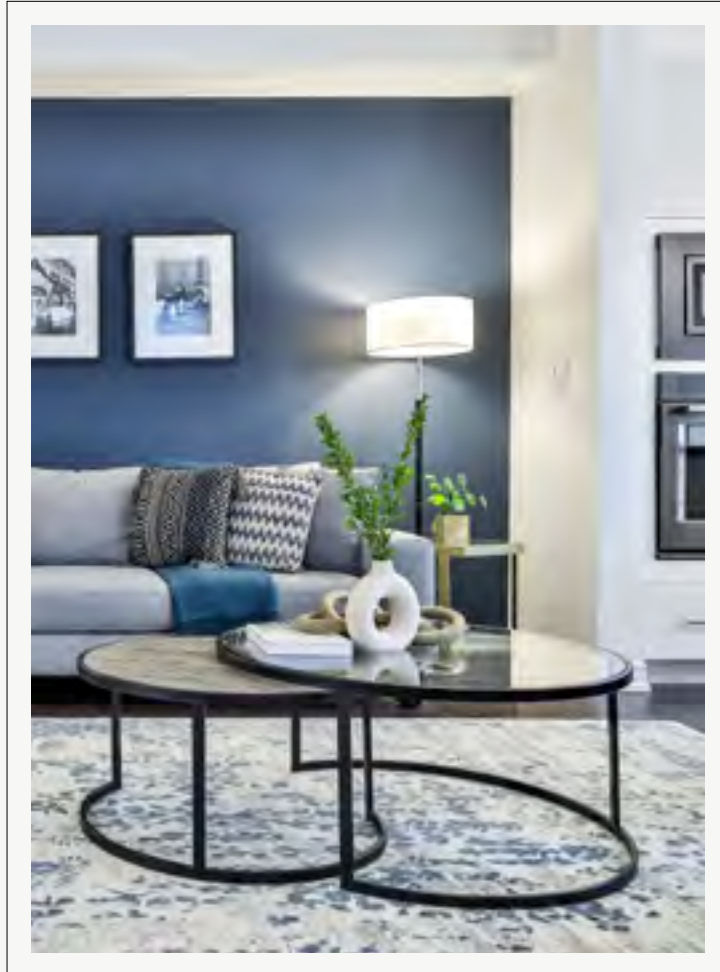


# Design & Desirability

1412 FARMSTEAD DRIVE



FM

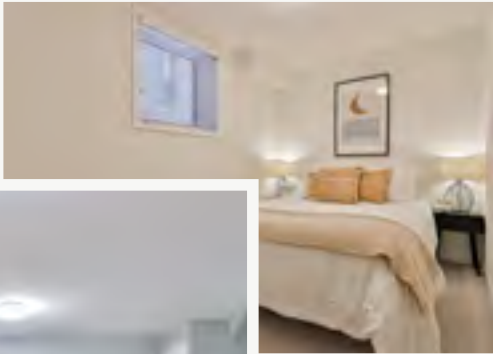


DETAILS

# Design & Desirability

Toronto's fastest growing borough now rivals the city for residential design and desirability. In fact, this West Country residence strikes the perfect balance between convenient comforts and luxurious features & finishes. Urbanites & suburbanites everywhere seeking a peaceful, relaxed vibe will fall for Farmstead's size, scale & family friendly temperament. Come on over & get what you want (+ more)!

Top-drawer highlights include the home's neutral palette dressed in classic navy, black & white intonations, a show-stopping chef's kitchen, well-appointed bedrooms, nine foot ceilings, oversized door-openings, copious natural light and premium selections from beginning to end!









ABOUT THE RESIDENCE

The Essentials:

1412 Farmstead Drive  
Bronte St. South & Britannia Road  
Builder: Award Winning Country Homes  
2 Storey, Semi Detached  
Lot Size: 25.06 x 110.72 Feet  
2,950 Interior Sq. Ft (894 Below Grade)  
4 + 1 Bedrooms  
4 x Washrooms  
3 x Legal Parking Spaces  
Built-in Garage (1 Space)  
Private Drive (2 Spaces)  
Full & Finished Basement  
Property Taxes: \$3,225.33 (2021)  
MLS Reference: W5511186

INCLUSIONS

Black stainless steel kitchen aid double door fridge, stove, range hood, wall oven, microwave, dishwasher, kitchen island, full sized lg clothing washer & dryer (2nd floor), all custom window coverings, all electrical light fixtures & chandeliers, floating shelves in living room, electric door chime, garage door opener.

EXCLUSIONS

Gym floor rubber tiles, dining room overhead light fixtures, baby gates.

UPGRADES

- Fully Fenced Backyard with Premium Cedar Fencing
- Professional Interlocking Brick in Front & Backyard (photos available)
- Professionally Painted (All Levels)
- Upgraded Light Fixtures & Chandeliers
- Custom Window Coverings
- Upgraded Back Deck with Gas BBQ & Water Hose Bib
- Premium Oak Hardwood Throughout
- 9 Foot Ceilings & Upgraded 8 Foot Door Openings
- Classic Chef’s Kitchen with Granite Countertops, Upgraded Appliance Package & Extended Warranty
- Granite Vanity Countertops in all Washrooms
- Rough-in for Central Vacuum
- Rough-in for Electric Car Charger in Garage





May your walls  
know joy; may  
each room hold  
laughter; and may  
every window open  
to great possibility.





# The Gallery:









Please Visit:

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Ralph Fox

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