

7 NORTH DRIVE ETOBICOKE

Property Details

Taxes:	\$20,187.95 (2026)
Lot Size:	76.98 x 94.13 feet
Square Footage:	5,186 square feet across all levels
Closing Date:	30 days / TBD
Parking:	Double private driveway and 1.5 car garage

Inclusions: All window coverings and blinds, all electric light fixtures, all broadloom where laid; landscape lighting, irrigation sprinkler system by Hydro Rain, camera security system, automatic garage door opener by LiftMaster; Canavac Signature central vacuum system and equipment; Miele refrigerator, Miele microwave, Miele coffee maker, Miele five-burner gas cooktop, Miele wall oven, Miele extraction hood/range hood, two Miele dishwashers; Frigidaire Professional side-by-side refrigerator/freezer in pantry; LG front-loading washer and dryer; Epson projector/Denon equipment; two York high-efficiency furnaces, two Electro-Air electronic air cleaners, AprilAire steam humidifier, NTI boiler, integrated hot-water tank, sump pump and HRV / integrated heat-recovery ventilator..

Exclusions: Any and all artwork; all household and outdoor furniture; all hanging mirrors outside of bathrooms.

Rentals: None.

Pertinent Details:

- Concrete double driveway with parking for 4 vehicles
- Natural stone and brick exterior with commercial grade aluminum-wood paneling on front façade
- Natural stone blocks on front façade with brick surround
- Composite wood decking on wrap-around porch
- Premium standing-seam metal roof
- Danish-built aluminum/wood windows throughout
- Landscape lighting
- Hydro Rain irrigation sprinkler system
- Camera security system
- Dual-zone air conditioning/heating systems
- Automatic garage door opener by LiftMaster
- EV charger/rough-in
- Canavac Signature central vacuum

MAIN FLOOR

Front Foyer

- Oversized heated premium porcelain tile flooring
- Custom cabinetry with integrated lighting
- Bench seating
- Art niche with mirror
- Large upper window bringing additional natural light
- Double height ceiling
- Drum-style light fixture
- Recessed lighting

Elevator (Hydraulic)

- Services all four levels
- Custom walnut finishes

Sunken Living Room

- Heated wide-plank walnut wood flooring
- Corner windows overlooking front and side gardens
- UV blinds
- Natural stone accent wall
- Double-sided gas fireplace with natural stone wall
- Built-in ceiling speaker
- Recessed lighting

Great Room / Dining Area

- Open concept
- Heated premium porcelain tile flooring
- Double-sided gas fireplace with natural stone wall
- Large window overlooking back and side garden
- Single door with privacy glass and sliding glass doors with walkout to covered porch / wrap-around terrace with composite wood finish
- UV blinds
- Wall speaker
- Double height ceiling
- Contemporary pendant lighting
- Recessed lighting

Kitchen

- Heated premium porcelain tile flooring
- Custom cabinetry by Muti
- Quartz countertops
- Back-painted glass backsplash
- Pewter-coloured upper cabinetry
- Under-cabinet lighting
- Open shelves
- Stainless steel appliances: Miele fridge, Miele microwave, Miele coffee maker, Miele five-burner gas cooktop, Miele wall oven, Miele extraction hood, two Miele dishwashers
- Oversized Blanco stainless-steel sink
- Gooseneck faucet
- Breakfast bar
- Built-in ceiling speaker
- Recessed LED lighting

Walk-In Pantry

- Pocket door
- Heated premium porcelain tile flooring
- Quartz countertop
- Frigidaire Professional side-by-side refrigerator/freezer
- Pantry storage tower
- Open shelving
- Automated lighting upon entry
- Recessed LED lighting

Powder Room

- Heated premium porcelain tile flooring
- Floating vanity with custom stone sink and countertop
- Wall-mounted faucet
- Large mirror
- Duravit dual-flush toilet
- Recessed LED lighting

Mudroom

- Direct access to garage
- Heated premium porcelain tile flooring
- Built-in bench
- Open shelving
- Recessed LED lighting

For more information regarding this property, please contact Christian, Paul at (416) 960-9995

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SECOND FLOOR

Lounge Area

- Wide-plank walnut hardwood flooring
- Glass balustrade
- Overlooking lower-level spaces
- Backlit quartzite wall feature
- Custom veneer cabinetry with open shelves and cupboards
- Large window
- Views toward front garden
- Recessed LED lighting

Second Bedroom

- Currently used as an office
- Wide-plank walnut wood flooring
- Walk-in closet with custom organizers
- Custom built-ins with open shelving
- Corner window with blackout blinds overlooking front garden
- Crossbeam ceiling
- Recessed lighting

Three-Piece Ensuite Bathroom

- Heated porcelain tile flooring
- Floating vanity with one-piece Corian sink and countertop
- Walk-in shower with penny-tile and stone accent wall, adjustable shower wand and glass enclosure
- Large mirror
- Veneto Bath toilet
- Recessed LED lighting

Third Bedroom

- Wide-plank walnut wood flooring
- Walk-in closet with custom organizers
- Large window overlooking front garden
- Blackout blinds
- Recessed LED lighting

Three-Piece Ensuite Bathroom

- Heated porcelain tile flooring
- Floating vanity with one-piece Corian sink and countertop
- Large mirror
- Veneto Bath toilet
- Walk-in shower with penny-tile and stone accent wall, adjustable shower wand and glass enclosure
- Recessed LED lighting

Fourth Bedroom

- Wide-plank walnut wood flooring
- Walk-in closet with custom organizers
- Large window overlooking trees
- Recessed LED lighting

Four-Piece Ensuite Bathroom

- Heated porcelain tile flooring
- Floating vanity with one-piece Corian sink and countertop
- Large mirror
- Tub + shower combination with penny-tile and stone accent wall
- Veneto Bath toilet
- Recessed LED lighting

Laundry Room

- Porcelain tile flooring
- LG front-loading washer and dryer with storage drawers
- Custom cabinetry
- Quartz countertop
- Open shelving
- Mirrored backsplash
- Stainless steel sink
- Grohe faucet
- Clothes-drying/hanging rack
- Under cabinet lighting
- Recessed LED lighting

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THIRD FLOOR

Primary Bedroom Suite

- Heated wide-plank walnut wood flooring
- Two walk-in closets with organizers and dressing mirrors
- Beverage/coffee bar with marble countertop and Marathon beverage fridge
- Gas fireplace
- Wood accent wall
- Large window overlooking trees
- Large sliding glass doors with walkout to south-facing terrace with views to the CN Tower
- Built-in ceiling speaker
- Recessed LED lighting

Five-Piece Primary Ensuite

- Heated porcelain tile flooring
- Floating vanity with marble countertop, two Kohler undermounted sinks and Grohe faucets
- Large walk-in shower with built-in bench, rain shower head, adjustable shower wand by Grohe, porcelain tile surround skylight and glass enclosure
- Freestanding tub by Veneto Bath with floor mounted Grohe faucet
- Water closet with etched privacy glass and Duravit premium smart toilet/washlet
- Large mirrors
- Sliding glass doors with G-Line blackout blinds and direct access to rooftop terrace
- Recessed LED lighting

LOWER LEVEL

Home Theatre / Recreation Room

- Heated broadloom flooring
- Gas fireplace with cut-stone surround
- Custom walnut-veneer cabinetry
- Extensive storage drawers
- Bodega stainless-steel wine fridge
- Wet bar with Blanco undermount sink, Grohe faucet, open shelving and under-cabinet lighting
- Custom millwork shelving around theatre/bar
- Integrated rear-access electronic theatre equipment rack
- Epson projector/Denon equipment
- Access to elevator
- Multiple built-in speakers with surround sound
- Tray ceiling with integrated lighting
- Recessed LED lighting

Secondary Laundry Room

- Tile flooring
- Rough-in for future appliances
- Storage cabinetry
- Quartz countertop
- Undermount sink
- Open shelving
- Recessed LED lighting

Fifth Bedroom

- Heated broadloom flooring
- Double closet with custom closet built-ins
- Large window overlooking back garden
- Recessed lighting

Three-Piece Bathroom

- Heated porcelain tile flooring
- Floating vanity with one-piece Corian sink and countertop
- Large mirror
- Walk-in shower with penny-tile flooring, adjustable shower wand, stone tile surround and glass enclosure
- Recessed LED lighting

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LOWER LEVEL CONTINUED

Massage / Wellness Room

- Heated porcelain tile flooring
- Glass enclosure
- Stone accent wall
- Recessed LED lighting

Storage Room

- Storage under stairs
- LED lighting

Utility Room

- Two York high-efficiency furnaces
- Two Electro-Air electronic air cleaners
- AprilAire steam humidifier
- VanEE Gold Series heat-recovery ventilator
- NTI boiler with integrated hot-water tank
- Central vacuum
- Sump pump
- HRV / integrated
- Dual-zone-controlled air handlers/humidifiers

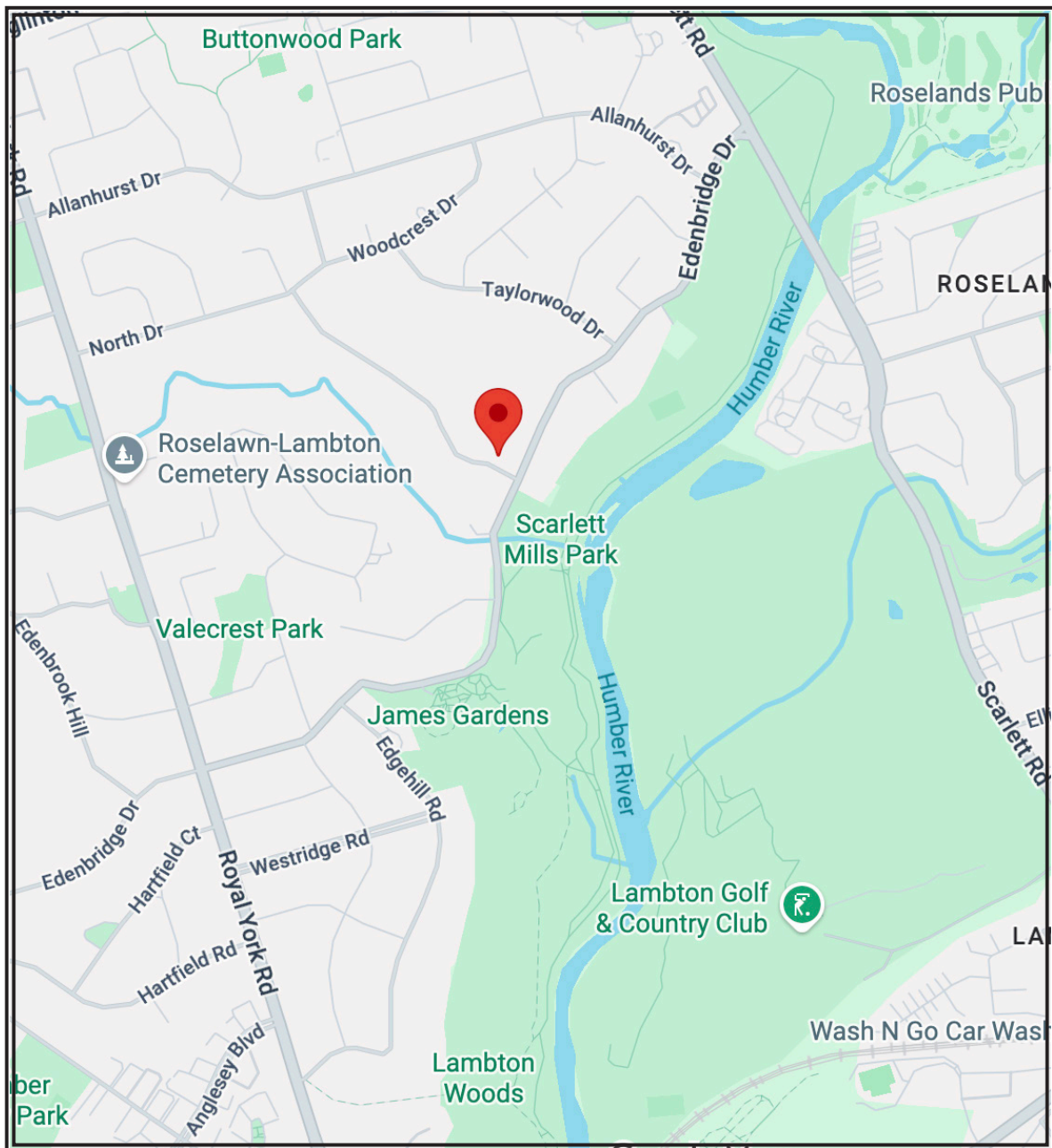
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