



53 Castlewood Road

Main Level

9'5" Ceiling Height

Entrance

Fibre Glass Entrance Door
One of Two Front Entrance Coat Closets
Sitting bench with pull out storage drawers
Herringbone stone tile flooring with in-floor heating
Carpet runner on steps to Main Level
Pot lights

Dining Room

16'3" x 11'0"

Hardwood Floor
Large window with roller blinds
Glass balustrades with metal frame
Recessed built-in serving area with stone counter top, glass door upper & wood door lower cabinetry and mosaic tile back splash
Contemporary brushed brass pendant light fixture
Built-in speakers
Pot lights

Kitchen

19'9" x 10'5"

Hardwood flooring
Large centre island with single deep, **ProChef** under-mount stainless steel sink, single lever pull-out faucet and separate filtered water faucet
FRANKE water filtration system
Island seating for 3 counter stools
Pendant lighting over island
Marble counter top and marble back splash
Custom kitchen cabinetry
Built-in appliance center with Flipper/Pocket doors, interior lighting and glass shelf
Large pantry with pull-out shelves
Lower cabinetry with pull-out shelves
Pot Lights
Ton of storage

Appliances:

Wolf 5 Burner Induction Cook-top

Vent-a-Hood over the range exhaust hood

Jennair Panelled Side by Side Refrigerator with black interior

Miele integrated, stainless steel interior Dishwasher

Two **Jennair** stainless steel Wall Ovens

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|---|----------------|---|
| | | Jennair stainless steel built-in Microwave Two Jennair integrated Refrigerator Drawers |
| <u>Eat-In Area</u> | 13'7" x 8'10" | Built-in bench seating Brushed brass pendant light fixture Pot lights |
| <u>Family Room</u> | 17'10" x 13'4" | 11' high ceilings Built-in custom entertainment center Samsung flat screen, wall mounted TV with Sonos Sound Bar Gas Fireplace Floor to ceiling windows with motorized roller blinds Walk-out to back deck with natural gas Napoleon BBQ Built-in speakers Pot lights |
| <u>Powder Room</u> | | Custom floating stone vanity with under-mount sink, wall mounted faucet and floating lower shelf Duravit floating toilet Wall mounted mirror Flush mounted light fixture In floor heating Hardwood flooring |
| | | Second Level 8'5" Ceiling Height |
| <u>Staircase and Second Level Hall</u> | | Hardwood staircase with Metal banister, balustrades, carpet runner on steps and stairwell lighting Large, extra deep closet at base of staircase landing – second front entrance coat closet Large Skylight at top of staircase Linen Closet Hardwood flooring Pot Lights |
| <u>Primary Bedroom</u> | 12'8" x 11'11" | 9'4" Ceiling height Hardwood flooring Large Windows with block out roller blinds Built-in bench seating under window with storage drawers Built-in dresser drawers with wall mounted, flat screen Samsung TV Walk in closet built-in organizers, full length mirror, closet organizers and pocket door Vanity station with stone counter, under-mount round sink, single lever faucet, bank of drawers and wall mounted mirror Skylight Pot lights |

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**Four-Piece
Primary Ensuite
Bathroom**

Tile flooring with in floor heating
Floating vanity with stone counter top, double under-mount
sinks, wall mounted faucets and drawers
Counter to ceiling mirrors (*custom made medicine cabinets*)
Three Vanity light fixtures
American Standard combination Bidet Toilet
Curbless shower stall with glass door, rain shower head, hand
held shower wand, wall niche, hexagon mosaic tile wall surround
and floating stone shower bench
Pot lights

Second Bedroom 10'10" x 9'5"

Hardwood flooring
Large window with drapery and block out roller blinds
Built-in desk
Floating wall shelving
Closet with organizers
Pot lights

Third Bedroom 10'10" x 9'7"

Hardwood flooring
Large window with drapery and block out roller blinds
Built-in shelves
Double door closet with organizers and full length mirror
Pendant light fixture

Fourth Bedroom 12'7" x 9'10"

Hardwood flooring
Large window with drapery and block out roller blinds
Floating wall shelves
Double door closet with organizers and full length mirror
Semi-flush light fixture
Pot lights

**Second Floor
Bathroom**

Tile flooring
Vanity with stone counter top, double under-mount vessel sinks,
wall mounted faucets, two mirrored medicine cabinets
Tile back splash
Counter to ceiling mirror
Tub with tile surround, hand-held shower wand and rain shower
head
Water closet with large window, roller blinds, built-in cabinet and
shelving unit
Tile flooring with in floor heating
Light fixture
Pot lights

Lower Level

9'10" - 10'4" Ceiling Height

Stairwell to

Hardwood staircase with Metal banister, glass balustrades

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**Lower Level
Hallway**

carpet runner on steps and stairwell lighting
Closet at base of staircase landing
Full length wall of closets
Mechanical room with second refrigerator
Direct access to garage with fire-rated door
Pot Lights

Fifth Bedroom

9'9" x 9'8"

Above grade window with block out roller blind
Closet with built-in organizers
Dynex wall mounted, flat screen TV
Hardwood look vinyl flooring
Pot lights

**Recreation/Play
Room**

16'7" x 12'0"

Large above grade window with roller blinds
Built-in entertainment centre
Samsung wall mounted, flat screen TV with **Sonos** sound bar
Hardwood look vinyl flooring
Pot lights

**Three-Piece
Bathroom**

Hexagon mosaic tile flooring with in floor heating
Wall mounted floating vanity with integrated vanity sink
Single lever faucet
Counter to ceiling mirror
Glassed in shower stall with hand-held shower wand and tile surround
Pot lights

Laundry Room

8'1" x 6'1"

Whirlpool Duet front loading Washer and Dryer
Upper and lower cabinets
Laundry sink with single lever chrome faucet
Mosaic tile back-splash
Folding counter, clothes hanging rod
Tile flooring

~ Additional Information ~

Special Mention

2020 Custom Home built by owners
Builder – Silverado Custom Homes
Architect – Drew Laszlo
Designed by Nunu Interior Design (Chantal Philippe) and Design State (Elyssa Myers)
Home automation – *Control 4 lighting, Sonos throughout the house*
Window Armour Film in windows
Automated blinds (*main floor and primary bedroom*)
2 HVAC/AC units
Radiant heated floors in basement and all bathrooms and front hall

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Rough in for heated driveway
Roof – Asphalt shingles
Storage under porch
Child gates installed and included
Direct access from the garage into the house
Garage door into the house is fire-rated
Storage system in Garage
Tesla EV Charger in Garage
Radiant heated Epoxy flooring in the garage
Indoor Stair lighting
Orbit Central vac
Turf in backyard
Interlocking brick driveway
Automated Irrigation System
Automated Garden Lighting
200 amp Circuit Breakers

Inclusions

Wolf 5 Burner Induction Cook-top
Vent-a-Hood over the range exhaust hood
Jennair Panelled Side by Side Refrigerator with black interior
Miele integrated, stainless steel interior Dishwasher
Two **Jennair** stainless steel Wall Ovens
Built-in **Jennair** stainless steel Microwave
Two **Jennair** integrated Refrigerator Drawers
FRANKE water filtration system
Whirlpool Duet front loading Washer and Dryer
Napoleon Natural Gas BBQ
All wall mounted TVs and Sonos Sound bars
All Bathroom Mirrors
All Built-In Shelving & Closet Organizers
All Electric Light Fixtures
All Window Coverings
All Fireplace Accessories
All Child Gates
Central vacuum system and all accessories
Garage door opener and remote
Tesla EV charger
Garage Storage System
Front garden in-ground sprinkler system
Front and back garden in-ground lighting system

Exclusions

None

Lot size

25.0' frontage x 110.0' depth
Total Lot Area = 2,766.32 ft² (as per GeoWarehouse)

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Parking

One Car Garage + One Car Driveway Parking

Taxes

\$13,430 / 2025

Legal Description

PCL 102-1 SEC M387; PT LT 102 E/S TYROL AV PL M387 TORONTO BEING THE N 1/2; T/W A ROW IN, OVER, ALONG AND UPON THE NLY 3 FT 5 INCHES OF THE WLY 80 FT OF THAT PT OF SAID LT 102 IMMEDIATELY ADJOINING TO THE S THEREOF; S/T A ROW IN, OVER, ALONG AND UPON THE SLY 3 FT 4 1/2 INCHES OF THE WLY 80 FT OF THESE LANDS, THE SAID TWO RIGHTS-OF-WAY TOGETHER FORMING A MUTUAL SIDE DRIVE FOR THE USE OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE LANDS LYING IMMEDIATELY ADJACENT THERETO; PROVIDED THAT ENCROACHMENTS OF EAVES, CORNICES AND OTHER SIMILAR PROJECTIONS EXISTING ON 3RD JULY 1931 SHALL NOT BE DEEMED TO BE ENCROACHMENTS ON SAID ROW; TORONTO , CITY OF TORONTO

Square Feet

(as per floor plans)

Main Level: 1,110 sq ft
Second Level: 1,122 sq ft
Lower Level: 865 sq ft

Total Living Space: 3,097 sq ft

Presented to you by

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Proven Performance makes the Difference

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