



FOR SALE

DETACHED

MLS# C14103180

34 Flaremore Crescent, Toronto, ON M2K 1V1

Bayview Village, Toronto · M2K 1V1

C\$ 3,588,000

6	8	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Sophisticated Custom Home with Timeless Design and Over 6,000 Sq.Ft of Classic Elegance of Living Space. Meticulously Maintained Looks Like A New Home!! Fantastic Wide Pie-Shaped Lot(105 Ft at Rear), Right on Heart of Remarkable Bayview Village, Steps Away From Ravine, Walking Trail, Parks, Schools, Sub-Way Station and Bayview Village Mall!! Unbeatable Craftsmanship and Impressive Architectural Detailing! Exquisitely Built & Tastefully Designed with a Functional Layout, Offering a Seamless Flow Ideal for Both Everyday Living & Entertaining. Exceptional Finishes Throughout, Including Extensive Use of Hardwood & Marble Flooring! Custom Marble Floor In Foyer& Magnificent Main Hallway with A Centre Marble Medallion& Spectacular Skylight Above, Mahogany Main Door. Coffered Soaring Ceilings Heights: >> Main Flr:10', 2nd Flr:9', Master Bedrm:11', Bsmnt:9'. Full Panelled Walls and/or Wainscotting(in Main Floor, Hallways, and Library). Elegant Library with Built-In Bookcase. Luxury Mouldings, High-End Millwork. Designer's Wallpaper Accent. Quality Custom Cabinetry& Vanities Enhance the Homes Refined Ambiance. Huge Sun-filled Family Room, Breakfast Area & The Chef-Inspired Kitchen which Features Top-of-the-Line Appliances(Wolf & Sub-Zero), Wall Pantry, Natural Stone Countertop and Backsplash. Breathtaking Primary Bedroom with a Coffered Cling, a Balcony, Boudoir Walk-In Closet with Skylight above & 7-Pc Heated Flr Ensuite includes Automatic Toilet & Steam Sauna. Three Additional Family-Sized Bedrooms with Own Ensuite& W/I Closet! Media Room That Can be Converted to 5th Bedroom! The Professionally Finished Walk-Out Heated Floor Basement Includes Huge Recreation & Great Room with Gas Fireplace & Wet Bar, another Two Bedrooms and 2 Bathrooms, Dry Sauna & Rough-In 2nd Laundry. Limestone Facade, and Bricks on Sides & Back. No Sidewalk in Front. Huge L-Shaped Deck with Multi Access! Large Backyard& Side Yard! Comfortable Easy Maintenance Artificial Grass in Front Yard.Cedar Roof!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$22,494
POSTAL CODE	M2K 1V1
NEIGHBOURHOOD	Bayview Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Coffered Ceiling(s)
Dining Room	Main	—	Hardwood Floor, W/O To Deck, Coffered Ceiling(s)
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Vaulted Ceiling(s)
Kitchen	Main	—	Hardwood Floor, Centre Island, W/O To Deck
Office	Main	—	Hardwood Floor, B/I Bookcase, Vaulted Ceiling(s)
Primary Bedroom	Second	—	7 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	4 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 4	Second	—	3 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Media Room	Second	—	Hardwood Floor, Coffered Ceiling(s), Halogen Lighting
Recreation	Basement	—	Heated Floor, Built-in Speakers, Gas Fireplace
Great Room	Basement	—	W/O To Yard, Heated Floor, Halogen Lighting
Bedroom	Basement	—	3 Pc Bath, Sauna, Above Grade Window
Bedroom	Basement	—	3 Pc Ensuite, Walk-In Closet(s), Laminate

GALLERY





Pavel Shaganenko

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