

238A Berry Road

Possession	60-90/tba	Electrical	125 amps/circuit breaker
Taxes	\$5066.48	Heating	gas
Parking	built-in 2 car garage	Cooling	central air conditioning
Bedrooms	3	Plumbing	copper
Bathrooms	1 x 5 pce, 1 x 4 pce, 1 x 2 pce	Roof	asphalt shingles

Welcome to 238A Berry Road

A sophisticated and stylish townhome in the Kingsway/Sunnylea area! This spacious and elegant freehold 3 storey home with a superb layout offers all of the desirable features for a contemporary & carefree lifestyle: open concept main floor with soaring ceilings; gorgeous gourmet kitchen with granite centre island and french door walk-out to huge private deck; sumptuous 3rd floor master retreat with 5 piece ensuite; finished lower level with walk-out to double garage. Top quality design and finishes throughout. Fabulous space for family and friends!

Additional Features of this home:

- Open plan living and dining space has dramatic 9' ceilings and features oak wood floors, Palladian windows with plantation shutters, gas fireplace with wood mantle and pot lighting
- Large eat in kitchen is open to living/dining space and has beautiful black granite countertops, ceramic tile floors, under counter lighting, granite breakfast bar, stainless steel Jenn-Air side by side refrigerator, stainless steel Viking Professional thermal convection oven, Viking exhaust hood and walk out to back deck.
- Private back deck (20' x18') is fully enclosed by 6' fence and cedar lattice work. Includes Weber natural gas bbq for summer entertaining as well as year round use.
- Second level features 2 bedrooms , both having casement windows and ample closet space (1 with double door closet, 1 with his and hers closets).
- Spacious 4-pce bath has oversized vanity, ceramic floors and soaker tub.
- Second level laundry room has Whirlpool washer and dryer, single wash tub and storage space.
- Private 3rd floor master retreat features exceptional 9'6' vaulted ceilings, ceiling fan, large walk in closet and balcony. 5-pce ensuite features custom vanity with double sinks and marble countertop, separate shower, two person tub and juliette balcony.
- Fully finished lower level with high ceilings, spacious recreation room, 2 pc bathroom, deep double closet for storage, and entrance to built-in garage.
- Walk to Kingsway Shops and Restaurants.
- Schools - Parklawn Junior Middle School, St. Mark Catholic School, Bishop Allen, Etobicoke Collegiate, Father John Redmund, St. Marguerite d'Youville Catholic School (French Elementary) Archbishop Romero
- Easy Access To Gardiner Expy & QEW. 15 minutes to financial district, Pearson & Billy Bishop Airports.
- Subway Bus at door.
- Close to Humber River, Lakefront Parks & Yacht Clubs and Martin Goodman Trail

- \$135.00/Mo Association Fees For Common Elements. Includes: Snow removal from front and back parking area, landscaping, irrigation system, seasonal leaf removal. Accumulated surplus been also been used in previous years for cosmetic and minor repairs.
- Visitor's parking is available.

Inclusions – Stainless steel Jenn-Air fridge, stainless steel Viking Professional stove, Viking exhaust hood, dishwasher, electrical light fixtures, window coverings, alarm system, garage door opener and remotes, Weber natural gas barbecue.

Exclusions - hanging garden lantern attached to north wall.

***Please refer to the pre-listing inspection report at babiak.com**