

Welcome To
30 Oriole Road

Main Level

Foyer	6.10 x 2.71m	20' x 8'9"	<ul style="list-style-type: none">• Double Door Closet• Oak Hardwood Floors
Powder Room			<ul style="list-style-type: none">• 2-Piece• Updated Floor (2015)• Updated Vanity (2015)• Updated Fixtures (2015)
Living Room	6.10 x 5.88m	20' x 19'3"	<ul style="list-style-type: none">• Sunken with 10" Ceiling• Gas Fireplace• Oak Hardwood Floors• Pot Lights• Bay Window Overlooking the Garden
Dining Room	5.15 x 3.44m	16'9" x 11'3"	<ul style="list-style-type: none">• Connected Separately to Living Room• Oak Hardwood Floors• Recessed Crown Moulded Ceiling• Pot Lights
Kitchen	8.23 x 3.47m	27' x 11'4"	<ul style="list-style-type: none">• Updated Downsview Designed (2015)• Granite Counter-Tops• Granite Floors• Under-Counter Lighting• Miele Stainless Steel Appliances• Custom Panelled Sub-Zero Refrigerator

Second Level — *skylights on 2nd level allow sunlight to cascade through the house.*

Master Bedroom	5.85 x 4.91m	19'2" x 16'10"	<ul style="list-style-type: none">• Wall-to-Wall Closets• Oak Hardwood Floors• Bay Window Overlooking the Garden• Pot Lights
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Master Ensuite			<ul style="list-style-type: none"> • Fully Renovated 2015 • 5-Piece • Skylight with Automatic Blinds • Freestanding Tub • Marble Floor • Marble Shower
Second Bedroom	3.66 x 3.44m	12'x 11'3"	<ul style="list-style-type: none"> • Double Door Closet • Oak Hardwood Floors
Third Bedroom	5.88 x 4.63m	19'3" 15'2"	<ul style="list-style-type: none"> • Double Door Closet • Built-In Bookshelf • Oak Hardwood Floors
Main Bathroom			<ul style="list-style-type: none"> • Fully Renovated 2015 • 4-Piece • Double Sink • Marble Shower • Marble Floor • Rain Shower • Skylight with Automatic Blind

Lower Level – *fully above ground with direct access to garage from this level*

Recreation Room	6.40 x 5.88m	21' x 19'3"	<ul style="list-style-type: none"> • Built-In Shelving • Parquet Floors • Pot Lights • Walk-Out to Private Garden • 9' Ceiling
Bedroom	3.47x 3.44m	11'4" x 11'3"	<ul style="list-style-type: none"> • Double Door Closet • Parquet Floors • Track Lights • Full Size Window
Bathroom			<ul style="list-style-type: none"> • 3-Piece
Laundry Room	3.60 x 1.98m	11'8" x 6'5"	<ul style="list-style-type: none"> • Sink • GE Profile Side By Side Refrigerator • Side Door with Window
Utility Room	3.11 x 1.92m	10'2"x 6'3"	<ul style="list-style-type: none"> • Adjacent to Handyman Workstation
Cedar Closet			

Additional Information

Inclusions	<ul style="list-style-type: none">• SubZero Refrigerator with Custom Panel• Miele Stove-Top Range• 2 Miele Ovens• Panasonic Microwave• Miele Dishwasher• Miele Exhaust• Garburator• Maytag Washer• Maytag Dryer• GE Profile Refrigerator in Basement• Sharp TV in Living Room• TV in Kitchen• Sharp TV in Master Bedroom• Mirrors in Master Washroom• Magnifying Mirror in Master Washroom• Closet Organizers• Window Coverings Except Where Excluded• Automatic Blinds on All Skylights• Electric Light Fixtures Except Where Excluded• Broadloom Where Laid• Central Vacuum and Related Attachments• Front and Back Sprinklers and Outdoor Lighting• Electric Garage Door Opener with 2 Remotes
Exclusions	<ul style="list-style-type: none">• Dining Room Fixture• Panel Curtains in Master Bedroom
Lot Size	<ul style="list-style-type: none">• 35.00 x 174.25 Feet• See Sketch of Survey
Legal Description	<ul style="list-style-type: none">• PLAN 890 PT LOT 52 RP 63R1590 PARTS 1 & 2
Property Taxes	<ul style="list-style-type: none">• \$11,448.56 per annum (2019)
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Gas Heating• Gas Hot Water Tank (Owned)• Central Air Conditioning
Parking	<ul style="list-style-type: none">• Built-In Garage• Private Drive
Possession	<ul style="list-style-type: none">• 30/60/90 Days or To Be Arranged

Public Schools

Brown Junior Public School

454 Avenue Rd, M4V 2J1

(GR. JK-06)

(416) 393-1560

Deer Park Junior and Senior Public School

23 Ferndale Ave, M4T 2B4

(GR. JK-08)

(416) 393-1550

Jarvis Collegiate Institute

495 Jarvis St, M4Y 2G8

(GR. 09-12)

(416) 393-0140

Northern Secondary School

851 Mount Pleasant Rd, M4P 2L5

(GR. 09-12)

(416) 393-0270

Private Schools

Upper Canada College – All Boys

220 Lonsdale Rd. M4V 2X8

(SK-Gr 12)

(416) 488-1125

The Bishop Strachan School -All Girls

298 Lonsdale Rd. M4V 1X2

(JK-12)

(416) 483-4325

Branksome Hall – All Girls

10 Elm Ave. M4W 1N4

(JK-12)

(416) 920-9741

The York School (Middle School Campus)

1320 Yonge St. M4T 1X2

(JK-12)

416.926.1325

For More Information, Please Contact:

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet.
All measurements are approximate. The statements contained herein are based upon information