

Welcome To

25 Tudor Gate

Main Level

Vestibule		<ul style="list-style-type: none">• Glass Front Door with Wrought Iron Inlay• Double Entry Door to Coat Closet• Crown Moulding• Slate Floor• Double Entry Door to Foyer
Foyer	19'6" x 6'11" 5.97 x 1.86 m	<ul style="list-style-type: none">• Coffered Ceiling with Oak Beams• Stucco Walls• Oak Hardwood Floors
Great Room	24' x 19'9" 7.31 x 6.06 m	<ul style="list-style-type: none">• Wood-Burning Fireplace with Stone Hearth and Surround with Oak Beam Mantle• Cathedral Ceiling, Stucco and Oak Beams• Custom Built-In Bookcases and Cabinets• Stucco Walls with Oak Beams• French Door Walk-Out to Flagstone Terrace with Retractable Awnings and Wrought Iron Railings• Oak Hardwood Floors
Dining Room	17' x 13'3" 5.18 x 4.05 m	<ul style="list-style-type: none">• Stucco Walls• French Doors with Walk-Out to Flagstone Terrace• Stucco Ceiling with Oak Beams• Oak Hardwood Floors
Kitchen	20'11" x 11'5" 6.13 x 3.50 m	<ul style="list-style-type: none">• Downsview Kitchen• Breakfast Bar with Granite Counter-Top• Custom Indoor Barbeque with Stone Surround and Vent• Vegetable Sink• Custom Built-In Display Cabinets• Custom Built-In Small Appliance Garage• Under and Over Cabinet Lighting• Ceramic Backsplash• Double Stainless Steel Sink• Double Window Overlooking the Gardens• Recessed Lights• Stucco Walls• Marble Floors

Laundry	11'9" x 8'9" 3.63 x 2.71 m	<ul style="list-style-type: none"> • Sink • Custom Built-In Pantry • Custom Built-In Closet • Custom Built-in Cupboards • Side Door Walk-Out to Patio
---------	-------------------------------	--

Powder Room		<ul style="list-style-type: none"> • Custom Built-In Vanity with Slate Counter-Top • Wainscoting • Crown Moulding • California Shutters • Slate Floor
-------------	--	--

Storage Closet in Hall

Main Level Master Retreat

Master Bedroom	21'10" x 15'1" 6.43 x 4.60 m	<ul style="list-style-type: none"> • Wall to Wall Broadloom • Crown Mouldings • Combined with Sitting Area • Sliding Glass Door Walk-Out to Balcony with Cedar Deck and Wrought Iron Railing Overlooking the Ravine
----------------	---------------------------------	---

Master Bath		<ul style="list-style-type: none"> • 6-Piece Ensuite • Large Shower with Ceramic Tile Surround, Glass Door and Marble Shower Bench • Two Custom Built-In Vanities with Marble Counter-Tops and Marble Backsplash • Ceiling to Backsplash Mirrors • Crown Mouldings • Recessed Halogen Lights • Marble Floor • Pocket Door to Jacuzzi with Marble and Mirror Surround • Double Windows with California Shutters Overlooking the Gardens
-------------	--	---

Dressing Area		<ul style="list-style-type: none"> • Wall to Wall Broadloom • Windows with California Shutters • Double Entry Doors to Closet with Storage Shelves • Double Entry Doors to Walk-In Closet with Custom Built-In Organizer • Recessed Halogen Lights • Double Entry Doors to Large Closet
---------------	--	---

Second Level

Turret		<ul style="list-style-type: none">• Free Standing Curved Staircase From the Lower Level to Second Level• Oak Stairs with Oriental Carpet• Oak Spindles and Bannister• Expansive Window• Stucco Walls• Circular Stucco Ceiling with Oak Beams• Oak Baseboards and Oak Trim• Solid Oak Door to Second Level
Second Bedroom	18'x 13'10" 5.49 x 3.99 m	<ul style="list-style-type: none">• Wall to Wall Broadloom• Large Walk-In Closet with Built-In Shelves• Windows Overlooking the Gardens• California Shutters
Third Bedroom	13'2" x 7'9" 4.02 x 2.41 m	<ul style="list-style-type: none">• Wall to Wall Broadloom• Double Entry Door to Closet with Shelves• Double Windows Overlooking the Gardens
Main Bathroom		<ul style="list-style-type: none">• 3-Piece• Shower with Glass Door and Ceramic Tile Surround• Built-In Medicine Cabinet• Custom Built-in Vanity with Slate Counter-Top• Custom Mirror• Ceramic Tile Floor
Loft Area	19'8" x 16'4" 6.04 x 5.00 m	<ul style="list-style-type: none">• Overlooks the Great Room• Pocket Doors for Privacy• Wall to Wall Broadloom• Cathedral Ceiling with Stucco and Oak Beams• French Door Walk-Out to Balcony Overlooking the Gardens
Fourth Bedroom	14'2" x 12'8" 4.33 x 3.90 m	<ul style="list-style-type: none">• Wall to Wall Broadloom• Double Entry Door Closet with Built-In Shelves• Windows Overlooking the Gardens• California Shutters• Halogen Centre Light

Fifth Bedroom	16'4" x 13'7" 5.00 x 4.18 m	<ul style="list-style-type: none"> • Wall to Wall Broadloom • Double Entry Door Closet with Built-In Shelves • Windows Overlooking the Gardens • California Shutters • Halogen Centre Light
---------------	--------------------------------	--

Main Bathroom		<ul style="list-style-type: none"> • 4-Piece • Sliding Glass Door to Shower Tub • Built-In Medicine Cabinet • Custom Built-In Vanity with Slate Counter-Top • Custom Mirror • Ceramic Tile Floor • Double Window with California Shutters
---------------	--	--

Lower Level

Wet Bar	12'10" x 9'8" 3.69 x 2.99 m	<ul style="list-style-type: none"> • Wall to Wall Broadloom • Large Counter Area • Custom Built-In Cupboards & Cabinets • Under Cabinet Lighting
---------	--------------------------------	--

Powder Room		<ul style="list-style-type: none"> • 2-Piece
-------------	--	---

Bedroom	20'11" x 16'7" 6.13 x 5.09 m	<ul style="list-style-type: none"> • Sliding Glass Door Walk-Out to Flagstone Patio • Large Unfinished Walk-In Closet • Pot Lights • Laminate Floor • Electric Baseboard Heat
---------	---------------------------------	--

Entertainment Room	39'4" x 19'10" 12.00 x 5.83 m	<ul style="list-style-type: none"> • Gas Stone Fireplace with Stone Hearth, Surround and Oak Mantle • Wall to Wall Broadloom • Custom Panelled Walnut Walls • Pot Lights • French Door Walk-Out to Flagstone Patio
--------------------	----------------------------------	---

Utility Room	20'6" x 11'5" 6.28 x 3.50 m	<ul style="list-style-type: none"> • Large Storage Area
--------------	--------------------------------	--

Additional Information

Inclusions

- SubZero Refrigerator
- Thermador 4 Burner Gas Stove-Top
- Thermador Double Wall Ovens
- 2 Miele Dishwashers
- Exhaust Fan
- Maytag Washer
- Maytag Dryer
- Wine Refrigerator
- Gas BBQ with Vent in Kitchen
- Window Coverings
- Electric Light Fixtures
- Broadloom Where Laid
- Pool Table
- Alarm System (Monitoring Extra)
- Inground Sprinklers in Front and Back Gardens
- Garage Door Openers and Remotes
- Retractable Awnings

Exclusions

- Stained Glass Panel in Great Room

Special Features

- Napier Simpson Stone Residence
- Copper Roof
- Tongue and Groove Doors with Wrought Iron Latch Type Hardware on Main Level
- Raised Six Panel Doors with Wrought Iron Latch Type Hardware in Master Suite
- Three Panel Doors with Wrought Iron Knobs on Second Level
- Stone Terrace with Retractable Awnings Along Full Width of Back of the House
- Flagstone Pathways
- Stone Wall with Wrought Iron Gate
- Exquisite Landscaping on Ravine Setting

Lot Size

- 104.71 x 183.34 feet
- Irregular Lot
- Sketch of Survey Dated December 19, 2008

Legal Description

- Parcel 23-1, Section M1290 Lot 23, Plan 66M1290 TWP of York, North York, City of Toronto

Property Taxes	<ul style="list-style-type: none"> • \$25,082.62 per Annum (2019)
Heating/Cooling	<ul style="list-style-type: none"> • Forced Air Gas Heating – 2 Furnaces • Central Air Conditioning – 2 Units • Hot Water Tank (Rental)
Parking/Drive	<ul style="list-style-type: none"> • Built-In Triple Garage plus Single Attached Garage • Direct Access from Home to Triple Garage • Private Circular Driveway with Interlocking Stone
Possession	<ul style="list-style-type: none"> • 30 Days or To Be Arranged

Public and Private Schools

Owen Public School 111 Owen Blvd M2P 1G6	(GR. JK-05) (416) 395-2740
St Andrew's Middle School 131 Fenn Ave M2P 1X7	(GR. 06-08) (416) 395-3090
York Mills Collegiate Institute 490 York Mills Rd M3B 1W6	(GR. 09-12) (416) 395-3340
Northern Secondary School 851 Mount Pleasant Rd M4P 2L5	(GR. 09-12) (416) 393-0270
Crescent School (All Boys) 2365 Bayview Ave. M2L 1A2	(GR. 3-12) (416) 449-2556
Havergal College (All Girls) 1451 Avenue Rd. M5N 2H9	(GR. JK-12) (416) 483-3519
Toronto French School: TFS - Canada's International School 306 Lawrence Ave E, North York, ON M4N 1T7	(GR. JK-12) (416) 484-6533

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