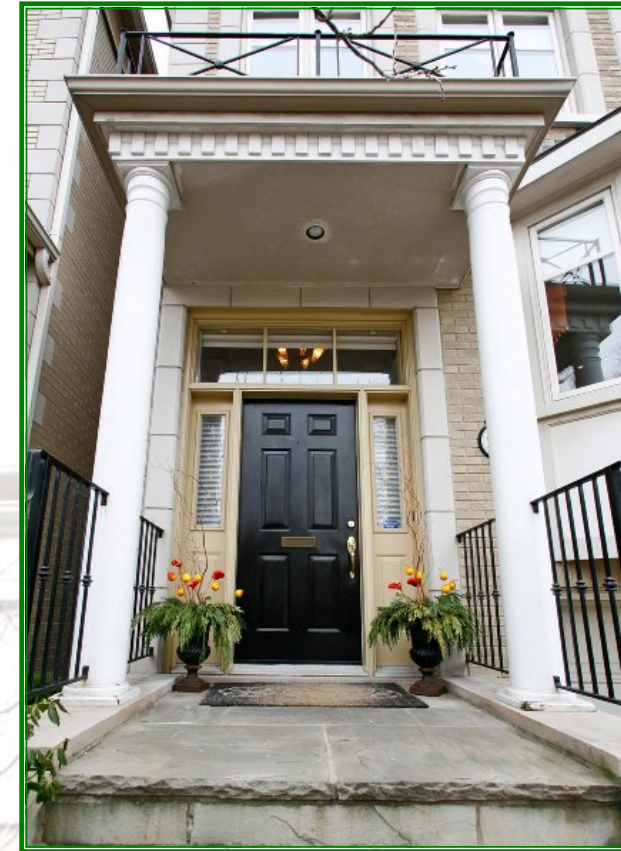
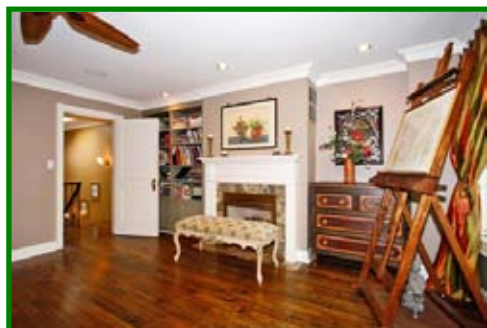


29 COULSON AVENUE



FOREST HILL VILLAGE 29 COULSON AVENUE

Walk to the "Village", one of Canada's premier neighborhoods. This property is minutes away from the TTC, parks, ravines, shopping, restaurants and some of the country's best schools. This home is 3,300+ square feet of gracious living. It has outstanding entertaining space, bright south facing family rooms and an 890 sq. ft. master retreat.

Asking Price: \$1,779,000
Lot Size: 25 x 130 feet
Parking: Private drive with built-in garage.
HVAC: Forced air gas heating and air conditioning, electric air cleaner, central humidifier.
Taxes: \$13,000 2009
Possession: August 3rd, 2010 or to be arranged



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29 COULSON AVENUE

MAIN FLOOR...

- Foyer:** Marble floor, double door closet.
- Living Area:** 18.4' x 10.9' Gas fireplace with marble surround and hearth, elegant crown moldings and baseboards, hardwood floor, high ceilings.
- Dining Area:** 12.7' x 11.8' Crown moldings, deep baseboards, hardwood floors.
- Kitchen:** 18.5' X 13.3' An open concept space designed for multiple cooks! Hardwood floor, black granite counters, triple stainless sink with garburator, Thermador 4 burner gas range with BBQ, Thermador stainless steel exhaust hood, 3 door stainless GE Profile fridge with water purifier and ice maker, built-in Panasonic microwave, Miele stainless dishwasher.
- Family Room:** 18.5' x 13.3' A black granite breakfast bar overlooks both the kitchen and family room. A wall of built-ins including a flat screen TV space, runs along one wall. Hardwood floor, high ceiling and south light make this an outstanding family space.
- Solarium/ Breakfast Room:** 19.1' x 8.2' Overlooking the south facing garden, this room has a ceramic floor, lots of windows and a glass ceiling. There is a walkout to the garden from here.
- Powder Room;** Granite topped vanity sink, toilet and hardwood floor.

SECOND FLOOR...

- Library:** 17.4' x 15.6' A classic library complete with hardwood floor, rich looking dark, built-in bookcases, built-in desk, gas fireplace AND a private, 2 piece ensuite powder room.
- Bedroom #1:** 18.6' x 13.11' A spacious, south-facing room with gas fireplace, Juliette balcony, crown moldings, 2 double clothes closets, 6 piece ensuite. A perfect alternative master suite.
- Bedroom #2:** 18.6' x 11.4' A bright room with triple windows, crown moldings, broadloom and a 4 piece ensuite bathroom.

THIRD FLOOR...

MASTER RETREAT:

- Bedroom:** 18.6' x 15.10' Wonderful proportion makes this room outstanding. Gas fireplace, built-in book shelves, hardwood floor and crown moldings define its ambiance.
- Solarium/** 19.2' x 7.8' South facing and overlooking the garden – a great space to exercise, read, paint or just sit in!
- Bar Area:** No need to go downstairs, sink, fridge, wine rack and glass storage are here at your fingertips!
- Dressing Room:** Lots of built-ins, lots of space
- Bathroom:** A true spa: heated floor, double soaker/whirlpool tub, double sinks, glass shower enclosure, and marble vanity.

BASEMENT...

- Recreation Room:** 20.5' x 17.9' Very high ceilings make this an ideal space for an office, a media room, a guest room, a play room ... you name it. It has a walk-up to the garden, hardwood floor, 2 built-in desks, built-in cabinets and shelves and a double Murphy bed.
- Bedroom/** 11.6' x 6.7' Currently used as storage. The hardwood floor is laid so this room could be an extra bedroom if needed.
- Storage/Electrical Room:**
- Bathroom:** Sink, toilet and shower.
- Laundry Room:** 11.4' x 7.1' Washer, Dryer, laundry tub and shelving with hanging capacity.
- Wine/Cold Storage Room:** Shelved for wine storage

Included in the sale are: Triple stainless sink with garburator, Thermador 4 burner gas range with BBQ, Thermador stainless steel exhaust hood, 3 door stainless GE Profile fridge with water purifier and ice maker, built-in Panasonic microwave, Miele stainless dishwasher, Whirlpool dryer, Kenmore washer, electric garage door opener and remote, central vac and equipment, all electric light fixtures except as below, broadloom where laid, all window coverings except as below, all silhouette blinds.

Excluded from the sale are: Please exclude the front hall, dining room and kitchen chandeliers, wall sconces in powder room and by stairs and the drapes in dining room, the master bedroom and bedrooms 1 and 2.