

109 DELL PARK AVENUE

MAIN FLOOR

FOYER & HALLWAY

- Oversized Reclaimed Wood Entry Door with Matching Trim & Vestibule with Slate Floor
- Spacious and Inviting Open Centre Hall
- Decorative Crown Mouldings
- Floating Oak Staircase with Wrought Iron Pickets & Hand Rail
 - Lucite Risers for Children & Pet Safety
 - Feature Wall with Brick & Stone Veneer
 - Wrought Iron and Glass Chandelier
- Hardwood Floors
- Front & Side Hall Closets
- LED Pot Lights
- Alarm System Pad

LIVING ROOM

12'4" x 15'0"

- Elegant Living Area
- Large Picture Window Overlooking Front Garden
- Thermal Casement Windows with Mullions & Window Ledge
- Filtering Sheer Window Covering
- Crown Moulding
- Hardwood Floors
- Electric Fireplace with Wood Fireplace Mantel & Marble Surround
- Open Concept with Dining Room
- LED Pot Lights

DINING ROOM

12'0" x 15'0"

- Spacious Open Concept with Living Room
- Servery into Kitchen Area
- Hardwood Floors
- Crown Mouldings
- Decorative Chandelier

FAMILY ROOM

19'0" x 13'0"

- Spacious and Bright Area
- Slate/Stone Floor
- Large Casement Windows
- Thermal Glass Doors with Transom

- Open Concept with Kitchen
- LED Pot Lights
- Walk Out to Backyard Deck (12'0" x 21'0")

KITCHEN

12'10" x 15'3"

- Custom Designed Kitchen
- Raised Panel Wood Doors with Upper and Lower Storage and Extensive Counter Space for Food Preparation
- Granite Countertops with Bevelled Edge
- Extended Granite Countertop with Built-In Pedestal Dining Table & Breakfast Bar
- Tumbled Marble Backsplash with Feature Wall & Inset Shelf
- Under-mount Lighting
- Double Stainless Steel Sink with Single Lever Faucet, Flexible Spray, Soap Dispenser, and Filtered Water System
- Large Thermal Windows with Horizontal Window Coverings
- Clever Space Planning with Plenty of Storage, Corner Cabinetry, and Extra Pantry Cupboard
- MAYTAG Stainless Steel Double Door Fridge with Built-In Water & Ice Dispenser
- MAYTAG Gas 4-Burner Cooktop
- SIRIUS Stainless Steel Exhaust Hood (2025)
- MAYTAG Stainless Steel Convection Wall Oven
- GE Stainless Steel Convection Microwave Oven
- BLOMBERG Built-In Stainless Steel Dishwasher (2023)
- Open Concept Kitchen Dining Area and Family Room
- Slate/Stone Floor
- LED Pot Lights

Servery

- Slate/Stone Floor
- Raised Panel Wood Doors with Upper & Lower Cabinetry
- Granite Countertops & Tumbled Marble Backsplash
- Upper Glass Display Cabinetry
- WHIRLPOOL Stainless Steel Dishwasher (2023)
- Under Mount Lighting
- Stainless Steel Bar Sink
- Magic Chef Bar Fridge



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MUD ROOM

- Thermal Door
- Walk-In from Garage
- Coat Hooks
- Closet
- Tile Floor
- Wrought Iron & Glass Chandelier
- Alarm System Pad

OFFICE

13'0" x 11'0"

- Solid Wood Door with Frosted Glass Insert
- Thermal Casement Window with Mullions Overlooking Front Garden
- Horizontal Window Covering
- Hardwood Floors
- LED Chandelier

POWDER ROOM

2-Piece

- Carved Wood Vanity with Marble Counter and Decorative Brass Sink
- 3 Piece Brass Faucet Set
- Large Casement Window with Ledge Overlooking Patio Courtyard
- Horizontal Window Covering
- Crown Moulding
- Decorative Wall Sconces & Towel Ring
- Hardwood Floors
- LED Pot Lights
- Exhaust Fan



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SECOND FLOOR

HALLWAY

- Floating Oak Staircase with Iron Pickets & Hand Rail
- Lucite Risers for Children & Pet Safety
- Decorative Crown Mouldings
- Large Casement Window with Horizontal Shutters
- Wrought Iron and Glass Chandelier
- Hardwood Floors
- LED Pot Lights
- Linen Closet

PRIMARY BEDROOM

17'9" x 14'10"

- Bright and Spacious
- Double Door Entryway
- Hardwood Floors
- Large Casement Windows with Frosted Sidelights Overlooking Backyard
- Built-In 3-Sided Glass Gas Fireplace Open to Bedroom and Bathroom
- Large Walk-In Closet with Organized Interiors
- Secondary Closet
- Decorative Lighting Fixture

PRIMARY ENSUITE

10'6" x 13'0"

6-Piece

- Double Wood Vanity with Granite Counters, Under Mount Sinks, and 3 Piece Faucet Sets
- Honed Marble Floors
- Iron Lighting Fixture with Glass Shades
- Private Water Closet
 - Toilet with BIO BIDET System
 - Wood Storage Cabinet
 - Large Casement Window with Horizontal Window Covering
 - Light Fixture
- NEPTUNE Jacuzzi Style Tub with Jets and Handheld Spray
- Rustic Tile Tub Surround and Wall Tile Detail
- Private Walk-In Shower
 - Tile Walls and Honed Marble Floor
 - Floating Glass Door
 - Double Shower Heads with Handheld

- Large Picture Window with Horizontal Window Covering Overlooking Backyard
- Halogen Pot Lights
- Exhaust Fan

SECOND BEDROOM

11'0" x 14'10"

- Spacious Bedroom
- Hardwood Floors
- Large Casement Windows with Mullions
- Horizontal Window Coverings
- Decorative Chandelier
- Double Closet

3 Piece Ensuite

- Built-In Wood Vanity with Storage Underneath
- Porcelain Sink with Polished Metal Faucet Sets
- Decorative Lighting Fixture and Mirror Over Sink
- Large Walk-In Shower with Floating Glass Door
 - Rain Shower Head
 - Shower Light
 - Tiled Walls & Floor
- Large Casement Window with Mullions
- Horizontal Window Covering
- Toilet
- Exhaust Fan

THIRD BEDROOM

12'2" x 13'0"

- Spacious Bedroom
- Hardwood Floors
- Large Casement Window with Horizontal Window Covering & Black Out Blind
- Circle Window with Mullions and Custom Window Shutters
- Decorative Frosted Glass LED Chandelier
- Closet



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FOURTH BEDROOM

12'0" x 15'5"

- Spacious Bedroom
- Large Casement Window with Horizontal Window Covering
- Hardwood Floors
- Double Closet
- Light Fixture

MAIN BATHROOM

8'5" x 8'0"

5-Piece

- Tile Honed Floors
- Large Casement Window with Horizontal Window Covering
- Double Wood Vanity with Storage Underneath
 - 2 Porcelain Sinks with Polished Metal Faucet Sets
 - 2 Mirrors Over Sinks
 - Polished Chrome Lighting Fixture with Glass Shades
- Deep Soaker Tub with Handheld Shower Spray
 - Tile Walls and Marble Ledge
 - Sliding Glass Doors with Towel Bar Attached
- Toilet with Automatic Toilet System



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LOWER LEVEL

- Oak Stairs with Wrought Iron Pickets and Handrail
- Tile Floors
- Lighting Fixture
- Double French Doors to Recreation Room

RECREATION ROOM

17'9" x 27'5"

- Inviting Area for Family Time
- Decorative Tile Floor
- Large Built-In Wet Bar with Bar Stools (included)
 - Stone Veneer Finish
 - Elevated Service Counter
 - Bar Fridge
 - Slate Floors
- Separate Seating Area
- Built-In Gas Fireplace with Wood Mantel with Marble Inlay, Brick Veneer Feature Wall
- Double Thermal Glass Doors with Horizontal Window Coverings and Exterior Key Pad Lock
 - Walk-Out to Private Patio Courtyard
- Above Grade Casement Windows with Horizontal Window Coverings
- 2 Closets
- Pot Lights
- Open Concept with Games Room

EXERCISE / GAMES ROOM

25'2" x 14'6"

- Decorative Tile Floor
- Above Grade Window with Mullions
- Horizontal Window Covering
- Pot Lights
- Open Concept with Recreation Room

OTHER

- Deep Storage Cupboard
- Sump Pump (2026)

LAUNDRY ROOM

11'0" x 6'3"

- Built-In Upper & Lower Cabinetry
- Tile Backsplash
- LG Front Load Washer and Dryer (2021)
- Laundry Tub with Storage Below
- Above Grade Casement Window with Horizontal Window Coverings
- Light Fixture
- Tile Floor
- Thermal Glass Door with Window Covering
- Walk-Out to Outdoor Patio Courtyard
- Electrical Panel (200 AMP)

BATHROOM

3-Piece

11'0" x 11'2"

- Built-In Vanity with Porcelain Sink & Polished Nickel Faucet Sets
- Mirror
- Lighting Fixture Over Sink
- Frosted Glass Display Shelves
- Toilet
- Shower with Tile Floors and Floating Glass Door
- Tile Floors
- Exhaust Fan
- Above Ground Windows with Horizontal Window Coverings
- Crystal Chandelier

UTILITY/STORAGE

11'6" x 6'3"

- HVAC System (2021)
 - HE Furnace
 - A/C System
- Tankless Hot Water Tank (Rental) (2021)
- Home Filtration System (2017)
- Water Purifier System (2017)
- Additional Storage



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ADDITIONAL FEATURES

An Extraordinary Home with Enchanting Curb Appeal on a Premium Street
Family Friendly Community and Steps to Nearby Shops, Restaurants, Parks, HWYs and TTC
Close to Wonderful Schools & Places of Worship
A Luxurious Home Infused with Designer Finishings and Lots of Natural Light
A Standout Home with Stone Facade and Wrought Iron Detail Outside Windows
Handcrafted Oversized Reclaimed Wood Entry Door with Matching Trim & Hand Forged Wrought Iron Hardware
Reclaimed Brick on 3 Sides of Home
Lush Perennial Gardens Flanked by Wrought Iron Feature Panel
Winding Cobblestone Walkway with Rocked Edge Stone Steps
Extensive Exterior Landscaping Improvements (2023) No Expense Spared
Over 4600 Square Feet of Total Living Space
9'2" Foot Ceilings on Main - 9'0" Foot Ceilings on Second Floor - 8'0" Foot Ceilings on Lower Level
A 2-Storey Home with a Classic Family Floor Plan - 4 Large Bedrooms on 2nd Floor
Beautifully Designed Living Space with Open Concept Living & Dining Room
Custom Designed Eat-In Kitchen with Wood Cabinetry & Granite Countertops
Convenient Servery with 2nd Dishwasher between Kitchen and Dining Room
Mudroom Access from Garage
Open Concept Recreation Room & Games Room
Private Backyard with Expansive Deck and SOJAG Metal Gazebo
Lower Level Cozy Outdoor Patio Courtyard with Retractable Awning
Cobblestone Private Double Driveway
Built-In Garage with Automatic Garage Door System & Remote
Walk-Out to South Facing Backyard
HVAC System (2021)
Home Filtration System (2017)
Water Softener System (2017)
Sump Pump (2026)
Central Vac System & Equipment
Rain Bird High Density Irrigation System
200 AMP Electrical Service
ADT Alarm System, 5 Camera High Security Alarm System (Monitoring Extra)(2021)
Northstar High Security Universal Key (Access Key to All Doors)

POSSESSION: 60-90 Days TBD

LEGAL DESCRIPTION: LT 271 PL 2049 TWP OF YORK; TORONTO (N YORK) , CITY OF TORONTO

PROPERTY TAXES: \$11,914.58/2025

INCLUSIONS: Maytag Stainless Steel Fridge/Freezer, Maytag B/I Range, Maytag Stainless Steel Cook Top, GE Microwave Oven, Sirius Stainless Steel Exhaust Hood, Blomberg Stainless Steel B/I Dishwasher, Whirlpool Stainless Steel B/I Dishwasher, LG Front Load Washer & Dryer, Electric Garage Door System (and Remote), Alarm System (Monitoring Extra), Outdoor Security Cameras, All Electric Lighting Fixtures, All Window Coverings, 3 Fireplaces, Gazebo in Backyard, Outdoor Irrigation System, HVAC System, Central Vac System & Equipment, Home Filtration System, Water Softener System, Sump Pump, Basement Bar Stools.

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