

8 Gardiner Rd.

Forest Hill

Main Level

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| Foyer | 7' 3" x 4' 8" 2.21 x 1.42 | <ul style="list-style-type: none"> ➤ Mirrored Wall ➤ Marble Floors |
| Powder Room | 7' 3" x 2' 6" 2.21m x 0.76m | <ul style="list-style-type: none"> ➤ 2-Piece |
| Living Room | 28' 0" x 14' 5" 8.53m x 4.39m | <ul style="list-style-type: none"> ➤ Hardwood Floors ➤ Wood-burning Fireplace ➤ Pot Lights ➤ Wainscotting ➤ Leaded Glass Windows |
| Dining Room | 18' 9" x 14' 0" 5.72m x 4.27m | <ul style="list-style-type: none"> ➤ Separate ➤ Pot Lights ➤ Leaded Glass Bay Windows ➤ Wainscotting ➤ Hardwood Floors |
| Kitchen | 10' 4" x 11' 0" 3.15m x 3.35m | <ul style="list-style-type: none"> ➤ Pot Lights ➤ Industrial Stainless Steel Backsplash ➤ Marble Counters ➤ Hardwood Floors ➤ Integrated Stainless Steel Appliances |
| Breakfast Area | 7' 4" x 9' 8" 2.24 x 2.95 | <ul style="list-style-type: none"> ➤ Combined with Kitchen ➤ Hardwood Floors |
| Family Room/Conservatory | 27' 2" x 13' 0" 8.28m x 3.96m | <ul style="list-style-type: none"> ➤ Skylight ➤ Pot Lights ➤ Heated Limestone Floors ➤ Gas Fireplace ➤ French Doors Walk-Out to Garden |

2nd Level

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| Primary Bedroom | 21' 5" x 14' 3" 6.53m x 4.34m | <ul style="list-style-type: none"> ➤ Pot Lights ➤ Built-In Wall Closets ➤ Walk-In Closets ➤ Windows ➤ Hardwood Floors |
| 5-Piece Ensuite | 7' 6" x 14' 5" 2.29m x 4.39m | <ul style="list-style-type: none"> ➤ Heated Floors ➤ Heated Towel Bar ➤ 2 Sinks ➤ Toilet ➤ Tub ➤ Shower Enclosure |

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| 2 nd Bedroom | 19' 5" x 14' 6" 5.92m x 4.42m | <ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Leaded Glass Bay Windows ➤ Built-In Desk ➤ Hardwood Floors |
| 3-Piece Semi-Ensuite | 9' 1" x 7' 8" 2.77m x 2.34m | <ul style="list-style-type: none"> ➤ Sink ➤ Toilet ➤ Shower Enclosure |
| 3 rd Bedroom | 14' 6" x 11' 4" 4.42m x 3.45m | <ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Hardwood Floors ➤ Window |
| Den/Family Room | 17' 7" x 16' 2" 5.36m x 4.93m | <ul style="list-style-type: none"> ➤ Pot Lights ➤ Built-In Bookshelves ➤ Hardwood Floors ➤ Wood-Burning Fireplace |
| Balcony | 14' 2" x 6' 2" 4.32m x 1.88m | <ul style="list-style-type: none"> ➤ Access from Landing |

3rd Level

| | | |
|-------------------------|----------------------------------|---|
| 4 th Bedroom | 16' 9" x 14' 9" 5.11m x 4.50m | <ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Hardwood Floors ➤ Window |
| 3-Piece Ensuite | 7' 4" x 8' 2" 2.24 x 2.49 | <ul style="list-style-type: none"> ➤ Sink ➤ Toilet ➤ Shower Enclosure |
| 5 th Bedroom | 9' 10" x 14' 6" 3.00m x 4.42m | <ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Hardwood Floors ➤ Window |
| 4-Piece Washroom | 9' 1" x 7' 7" 2.77 x 2.31 | <ul style="list-style-type: none"> ➤ Sink ➤ Toilet ➤ Tub & Shower |
| 6 th Bedroom | 9' 2" x 14' 6" 2.79m x 4.42m | <ul style="list-style-type: none"> ➤ Currently Combined with 5th Bedroom |

Lower Level

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| Recreation Room | 28' 0" x 13' 0" 8.53m x 3.96m | <ul style="list-style-type: none"> ➤ Pot Lights ➤ Wood-Burning Fireplace ➤ Hardwood Floors ➤ Shelves |
| 3-Piece Washroom | 4' 9" x 9' 1" 1.45m x 2.77m | <ul style="list-style-type: none"> ➤ Sauna |
| Laundry | 15' 1" x 13' 0" 4.60m x 3.96m | <ul style="list-style-type: none"> ➤ Pot Lights ➤ Above Grade Windows ➤ Sink ➤ Recently Renovated |

Additional Information

Inclusions

- Ultraline Viking Stainless Steel Refrigerator
- Frigidaire Stainless Steel Refrigerator (In Basement)
- Miele Dishwasher
- Viking Stainless Steel Gas Range
- Dacor Exhaust Fan
- Garburator
- Whirlpool Duet Washer & Dryer
- 2 Garage Door Openers
- Sprinklers in Front/Rear Yards
- Hot Water Tank (Owned)
- Window Coverings
- Electrical Light Fixtures (Except Where Excluded)

Exclusions

- Foyer Fixture
- Dining Room Fixture
- All Mirrors on Hooks
- Living Room Sconces
- Family Room/Conservatory Fixture & Sconces
- Samsung TV in Den

Legal Description

- PLAN 1560 LOT 51 PT LOT 52

Lot Size

- 64 x 132 ft

Heating/Cooling

- Hot Water Gas
- Central Air Conditioning

Taxes

- \$19,908.27 Per Annum (2023)

Parking

- Private Drive
- Attached Double Garage

Possession

- 90-120 Days

Public Schools

Forest Hill Junior and Senior
Public School
78 Dunloe Rd, Toronto, ON,
M5P 2T6

- GR. JK-08
- 416-393-9335

Forest Hill Collegiate Institute
730 Eglinton Ave W, Toronto,
ON, M5N 1B9

- GR. 09-12
- 416-393-1860

Northern Secondary School
851 Mount Pleasant Rd,
Toronto, ON, M4P 2L5

- GR. 09-12
- 416-393-0270



Private Schools

Upper Canada College
200 Lonsdale Road Toronto,
Ontario, Canada M4V 1W6

- Boys GR SK-12
- 416-488-1125

The Bishop Strachan School
298 Lonsdale Rd, Toronto, ON
M4V 1X2

- Girls GR JK-12
- 416-483-4325

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