





THROUGHOUT HOME:

- LED Pot Lights Throughout
- Hardwood Flooring Throughout
- Smart Home Enabled (Ecobee Thermostat)
- Renovated Top to Bottom
- Roof (Replaced 2017)
- Basement Walk-Out (Separate Entrance)



 Royal LePage Signature Realty
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SPECIAL FEATURES

362 MCROBERTS AVENUE

FOYER

- **Inviting Single Door Entry:** Step directly onto lustrous hardwood flooring, setting a warm and elegant tone from the first step.
- **Open Concept Design:** Seamlessly transition from the foyer to a spacious living and dining area, emphasizing flow and openness in the home's design.

LIVING & DINING AREA

- **Optimal Natural Light:** Benefit from ample brightness with north and east-facing windows, ensuring a sunlit space throughout the day.
- **Stained Glass Accents:** Unique mini stained glass windows introduce a touch of artistry, while still permitting light to filter through.
- **Stunning Glass Staircase Wall:** An architectural feature that adds a modern and open feel to the room.
- **Integrated Accessibility:** An open concept layout not only offers a spacious and airy feel but also promotes a sociable environment ideal for hosting and day-to-day living. Seamlessly transition to the kitchen.

KITCHEN

- **Chef's Kitchen with Carrera Marble:** Designed for culinary enthusiasts, the kitchen merges style with top-tier functionality.
- **Striking Herringbone Backsplash:** Adds a touch of contemporary sophistication.
- **Spacious Design with Ample Storage:** The cabinetry provides ample storage space, ensuring every utensil, appliance, and grocery has its own place.
- **Sleek Stainless Steel Appliances:** Elevating the kitchen's overall aesthetic and functionality.
- **Additional Seating Option:** A countertop overhang provides the perfect spot for bar stools, offering extra seating and a casual dining space.
- **Easy Outdoor Access:** A walkout provides direct access to the backyard deck, perfect for alfresco dining or relaxation.
- **Character-filled Exposed Brick:** Adds a rustic charm and a warm touch to the space.



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PRIMARY BEDROOM

- **Dual Built-In Closets:** Optimal storage solutions with wall-to-wall, his and hers built-in closets, ensuring personal space and organization for both.
- **Morning Sunshine:** Benefit from the natural morning light through the east-facing window.

SECOND & THIRD BEDROOMS

- **Optimal Natural Light:** With windows facing both north and west, these rooms enjoy a consistent flow of sunlight throughout the day.
- **Practical Storage:** Each room features a single door closet, providing adequate space for personal belongings.
- **Convenient Bathroom Access:** Both bedrooms offer easy access to the second-floor bathroom, ensuring comfort and practicality for occupants.

SECOND FLOOR BATHROOM

- **Elegant Tiled Flooring:** Step onto beautiful tiles that add a touch of sophistication to the bathroom's ambiance.
- **Fully-Equipped 4-Piece Suite:** Including a bathtub which is ideal for ease of bathing children, ensuring a comfortable and family-friendly bathing experience.

BASEMENT

- **Elegant Hardwood & Lighting:** Consistent hardwood flooring paired with pot lights ensures a cohesive and well-lit environment throughout.
- **Expansive Recreational Space:** Perfect for relaxation, entertainment, or any leisure activity.
- **Contemporary 3-Piece Bathroom:** Equipped with stylish tile flooring and a standout standalone tile shower.
- **Cold Pantry Storage:** Now enhanced with a newly installed insulated door for optimal preservation.
- **Dedicated Office Space:** Featuring a window and its own separate entrance, this space offers the perfect quiet environment for work or study.
- **Functional Laundry Room:** Complete with tile flooring, a sink, and plenty of room for folding and organizing, making laundry tasks more convenient and efficient.




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EXTERIOR

- **Spacious Backyard Greenspace:** A generous outdoor space complemented by a handy storage shed for gardening tools or recreational equipment.
- **Entertainment-Ready Cedar Deck:** A beautifully designed deck with ample space for BBQs, perfect for hosting gatherings or enjoying quiet meals.
- **Tranquil Front Deck:** A peaceful spot to sit, relax, and watch the world go by, ensuring moments of serenity.
- **Convenient Parking:** Comes with a legal pad parking space accommodating one car, providing easy access to and from the home.

- **Prime Transit Access:** Located near the GO station at Caledonia and Eglinton with direct routes to Union Station, and quick access to the LRT on Eglinton, making commuting a breeze.
- **Recreational Green Spaces:** Numerous parks within walking distance, perfect for picnics, playdates, or a simple stroll amidst nature.