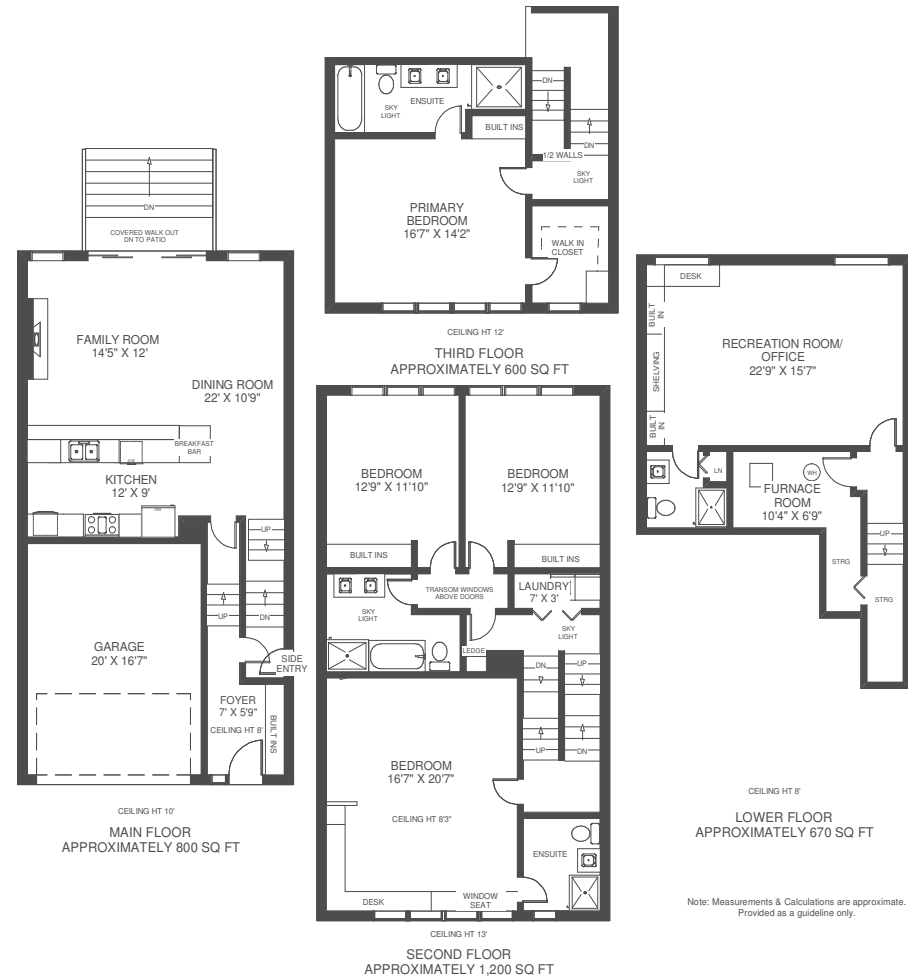




EMMERSON
HOMES



More information available at www.46stephen.com

Office: 416.762.8255
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Toronto ON M6S 1P



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



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Welcome to
46 STEPHEN DRIVE



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Nicole
EMMERSON
SALES REPRESENTATIVE

This property delivers the WOW factor! Downtown loft meets contemporary Brownstone! Soaring ceilings, oversized windows and multiple skylights let the sunshine in throughout this 5 level, 4 bed, 4 bath contemporary home.

Key features include:

- 3,270 square feet including finished basement level
- 5 levels of living space
- Soaring ceilings with potlights throughout
- Multiple skylights
- Oversized windows
- Open plan main floor with handsome chef's kitchen and 17 foot breakfast bar
- Dramatic floor to ceiling feature wall with fireplace
- Bank of windows and patio doors open onto patio and back garden
- 4 generous bedrooms
- Primary offers a 5 piece ensuite and walk-in closet
- 4 luxe bathrooms
- Finished basement with above grade windows
- Built-in desk and cabinetry in 2nd floor bedroom and basement office area
- Garage access from ground floor foyer

Neighborhood Amenities:

- Walking distance to trails along the Humber River, the lake & High Park
- Sobeys, Shoppers & LCBO at the base of Stephen Drive
- Minutes to Bloorwest Village and The Cheese Boutique
- Minutes to shops & dining along Bloor in the Kingsway
- Walking distance to the ever popular Tom's Dairy Freeze, San Remo Bakery and many other amenities west along the Queensway
- Minutes by car to the Gardiner Expressway for a quick and easy commute downtown
- Sherway Gardens Shopping Mall and big box stores only minutes west

Neighborhood Schools

Toronto District School Board

- Etienne Brule JS
- Parklawn JMS
- Etobicoke Collegiate Institute

Catholic District School Board

- St Mark (JK-8)
- St Louis French Immersion (JK-5)
- Bishop Allen Academy SS

46 STEPHEN DRIVE



Welcome