



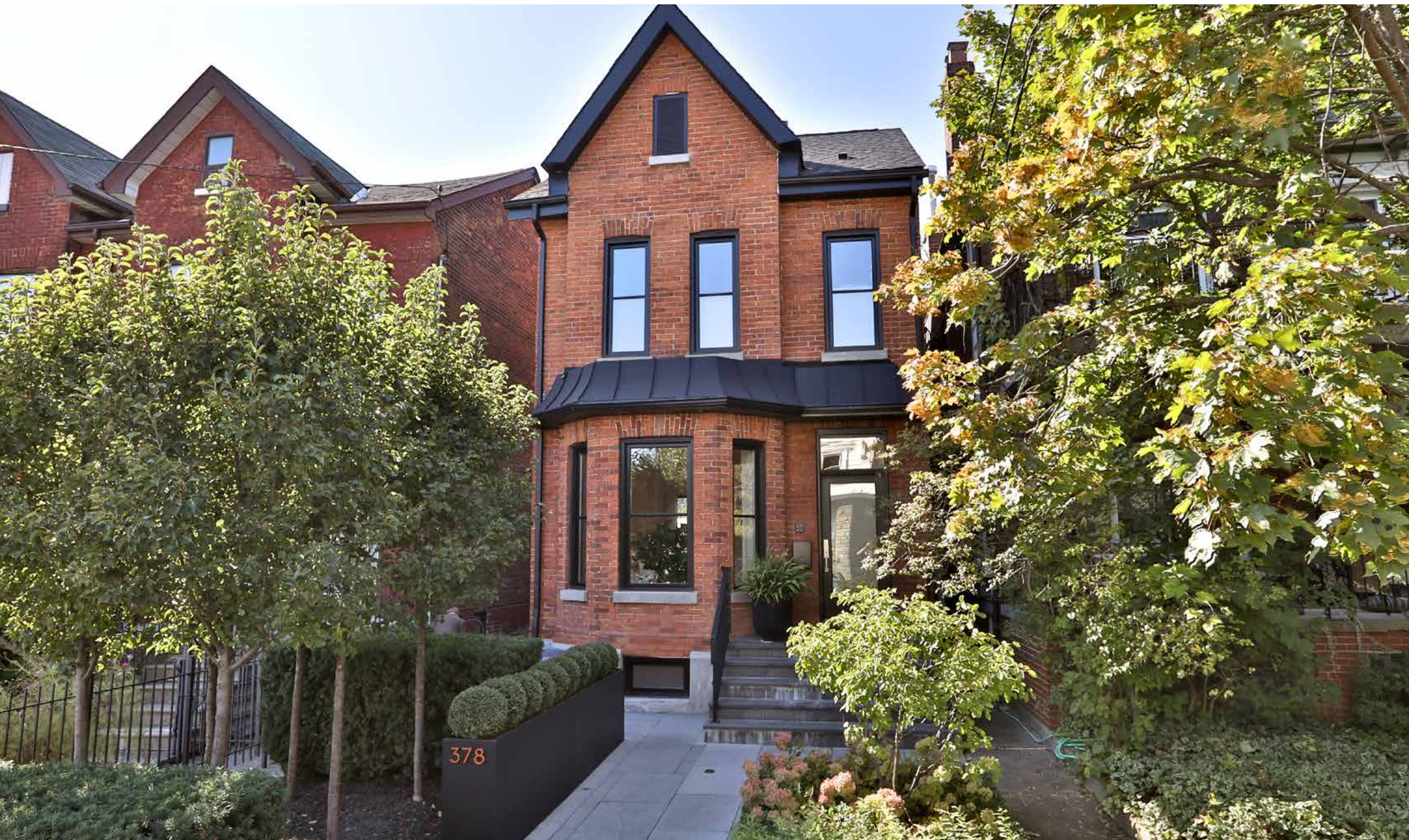
378 MANNING AVENUE

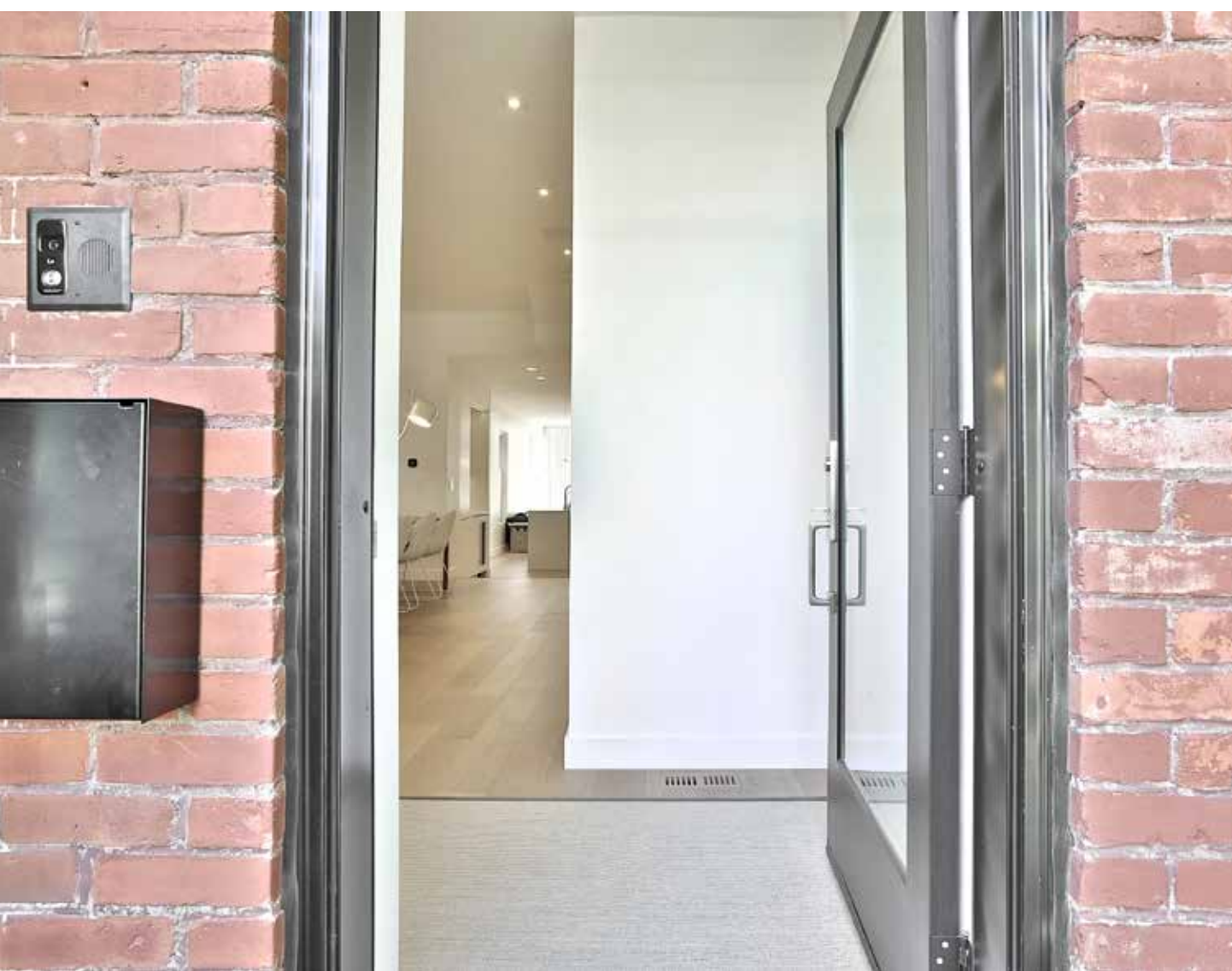
TORONTO

**Paul
Johnston**
unique urban homes



GRACIOUS
MODERN
LIVING

































W E L C O M E

Some notable features and finishes

Full "back to bricks" renovation in 2015 with new systems and 2lb spray foam throughout
3+1 bedrooms / 3 full bathrooms plus main-floor powder room all with in-floor heating
Two car detached garage with a separate full level of storage / power door / direct access to rear garden
Professionally landscaped front & rear gardens / fenced rear yard / side walkway with entry to lower level
Wide-plank quarter sawn select white oak hardwood flooring on main and upper floor
36" x 18" porcelain floor tiles in all bathrooms
Aquabraz bathroom fixtures
Solid core interior doors with architectural hardware
LED pot lights in all rooms and hallways
Central vacuum
Control4 Home Automation
Security system including CCTV
Water filtration system including: dechlorination, water softener, sediment filter, UV filter +
5-stage reverse osmosis for drinking water and refrigerator water line
Hot water recirculation system
High-Efficiency Forced-Air Gas Furnace
Central Air Conditioning
Ecobee Smart Thermostat
200 AMP service

Main Floor (10' ceiling height)

Foyer (5'6" x 6')

Custom entry door with frosted privacy glass + transom window
Full height, over-sized entry closet

Living Room (16' x 13')

Bay window with views to the front garden
Brick "fireplace" wall feature

Dining Room (14' x 13')

Custom built-In sideboard
Flos Aim Suspension LED lighting fixture
In-ceiling speakers
Window

Galley (5'8" x 11'10") (leads from dining room to kitchen)

Pantry wall with "bar nook" with quartz surface and marble backsplash + wine fridge
2-pc powder room with wall-hung Toto toilet / wall-mounted fixtures / in-floor heating

Kitchen (13'2" x 11' 10")

Overlooks the rear garden
Neff full-height custom kitchen with quartz work surface + full-height marble backsplash
9'10" x 3'4" center Island with quartz surface / architectural light fixture / seating for 4 / over-sized sink / storage
Integrated Appliances-Subzero 30" paneled refrigerator with 2 bottom freezers + water line / Miele 30" wall-oven + 30" convection oven / Miele 30" induction cooktop / Miele 24" dishwasher / integrated range hood
In-ceiling speakers
Side window

Family Room (12'7" x 11'10")

Over-sized glazing with west exposure and views to the rear patio and garden
Walk-out to 10' x 14" deck complete with full-size awning
Custom built-in cabinetry including bookcase
Two side windows

Second Floor (9' ceiling height)

Master Suite (bedroom proper at 14'10" x 13'10") (door from landing and a separate door to the bedroom)

Two French Balconies overlooking the rear garden + side window
Custom built-in dresser in bedroom proper
In-ceiling speakers
Gallery hall with three built-in fitted closets
4 piece ensuite (17'6" x 6'4") with double vanity with marble surface & architectural light fixture, walk-in shower, free-standing bathtub with wall-mounted Baril fixtures + full-height tiled wall, two windows, in-ceiling speakers, water closet with wall-hung Toto toilet, in-floor heating

Second Bedroom (15' x 9'8")

Two windows with views over the front yard and garden
Double fitted closet

Third Bedroom (13'9" x 9'8")

Double fitted closet
Window

Main Bath (4 piece)

Window with views to the front yard and garden
Double vanity with mirrored medicine cabinet + architectural light fixture
Wall-hung Toto toilet
In-floor heating

Landing (adjacent to Master Suite)

Skylight
Built-in storage including laundry hamper

Lower Level

Fourth Bedroom / Recreation Room / Home Office (22'8" x 12'4")

Double fitted closet + separate walk-in closet with second laundry rough-in
Window

Bathroom (4 piece)

In-floor heating

Mudroom (6'2" x 9'10")

Walk-up to side walkway/rear yard

Utility Room (25'10" x 10'4")

Front loading full-sized Whirlpool washer & dryer
Laundry sink + full-height tiled backsplash + quartz counter
Built-in storage
Separate crawl space

Grounds

Professionally landscaped front garden with granite pavers and custom integrated planters / waste bin nook
Fully fenced rear garden with water feature / 10'x 14' deck with custom planters + full size retractable awning
Natural gas service
Architectural landscape lighting front and back
Rear garden walkway leads to 2 car detached garage with overhead storage + power door
Gated side walkway from front of house and walkup from lower level



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