

# 70 KING GEORGES ROAD

## STUNNING GEORGIAN STYLE 5 BED, 5 BATH 2½ STOREY

### EXTERIOR FEATURES:

- **Location:** Nestled in coveted The Kingsway on a 50 x 100 foot lot
  - Ideal location, quick walk to Kingsway shops, cafes, restaurants, Subway & more
  - Close to prestigious schools - LKS & ECI school district
- **Outdoor Space:**
  - Private drive (4 car parking)
  - Professionally landscaped
  - Detached garage
  - Fully fenced yard with patio

### MAIN LEVEL:

- Formal living room
  - Hardwood floors
  - Window overlooking the front yard
  - Pot lights
  - Crown molding
- Elegant dining room perfect for hosting gatherings
  - In-ceiling speakers
  - Pot lights
  - Window overlooking front yard
  - Built-in curio
  - Crown molding
  - Hardwood floors
- Well-appointed eat-in kitchen
  - **Chef's Kitchen:**
    - Granite countertops
    - Centre Island
    - Top-of-the-line appliances including Cabinet front Sub Zero fridge, Wolf Microwave, Wolf Oven, Warming Drawer, Diva Cooktop, Pot filler, Miele cabinet front dishwasher, 2 Sub Zero Fridge Drawers (in Island)
    - Ample Storage Space
    - Pot lights
    - Hardwood floors
    - Built-in breakfast nook
    - In-ceiling speakers
- Sunken family room with walk-out to patio
  - Crown molding
  - Hardwood floors
- Convenient powder room
- Side door entrance to mudroom with built-ins

### SECOND LEVEL:

- Luxurious primary bedroom retreat
  - Broadloom
  - Wainscotting
  - Built-Ins
  - Pot Lights
  - Crown Molding
  - Skylight
  - Walk-in closet/change room
  - Lavish 5-piece ensuite bath with marble counters, soaker tub & heated floors
- Two additional well-appointment bedrooms for family members and guests
- 4-piece family bath
  - Heated floors
  - Marble counters

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### THIRD LEVEL:

- Versatile loft space with two additional bedrooms
- Abundant storage options for organization
- Convenient 3-piece bath with walk-in shower
- Attic access

### LOWER LEVEL:

- Rec room with hard wood floors
  - Pot lights
  - Built-In shelves
  - In-ceiling speakers
  - Wet Bar with Quartz counters
    - Stainless steel sink
    - Liebherr Fridge, Miele cabinet front dishwasher, Miele speed oven
- Gym (equipment included)
  - Hardwood floors
  - Pot lights
  - In-ceiling speakers
  - Mirrored walls
- Large Walk-In Wine Cellar
  - Temperature controlled
  - Fits 1500-1700 bottles
- Laundry Room
  - LG stainless steel washer & dryer
  - Pot Lights
  - Quartz counters
  - Built-In Storage & Drying Rack
  - Stainless steel sink
  - Storage Closet & Cantina Off Laundry Room
- 3-Piece Bath With Walk-In Shower Plus Steam Shower

### ADDITIONAL FEATURES:

- Stunning hardwood floors and detailed wainscotting adding to the home's charm
- Ample natural light filtering through large windows
- Thoughtfully designed layout with seamless flow between living spaces
- Modern updates throughout
- Multiple storage options including built-ins, walk-in closets, and abundant attic space
- Convenient side door
- Prime location in the heart of coveted The Kingsway, offering proximity to amenities
- Combination of classic Georgian architectural elements with contemporary comforts, providing the perfect blend of elegance and functionality
- Well-maintained landscaping adding to the curb appeal of the property