



# THE PAPOUSEK TEAM

21 MARTIN GROVE ROAD  
*ETOBICOKE*





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# A privileged lifestyle awaits

The breathtaking estate of 21 Martin Grove Road, located in a peaceful pocket of Etobicoke, offers luxurious living, spacious accommodation and tranquility beyond your greatest expectations.

This 4-bedroom home boasts a stunning backyard oasis recently renovated, elegant maple flooring, plenty of storage space and a modern design that fuses comfort and sophistication. Its massive skylight and various windows provide lots of light to brighten the interior during the day while contemporary pendant lighting illuminates rooms throughout the evening. When sunlight isn't desired, the home is equipped with motorized blinds. The solid cedar garage door leads out to a front yard featuring immaculate landscaping, a flagstone porch and an interlock driveway.

The meticulously designed interior melds timeless design elements with indulgent modern comforts to create a luxurious home unlike any other. Beyond its four bedrooms, each accompanied by a three to five-piece ensuite, some of the other highlights inside include a state-of-the-art kitchen partnered with a Servedy, a majestic theatre room, stylish Dining and Living Rooms and an Office overlooking the yard.

Behind the home lays a beautiful yard fresh off of a \$100k upgrade which is fully fenced in and is highlighted by pristinely landscaped grounds. This voluminous space affords unlimited opportunities for a new owner's wishes and imagination and adds greatly to the potential of this grand house in one of Etobicoke's finest locations.







8





# Architectural Excellence

This beautiful open-concept kitchen shines with its quartz countertops and backsplash. The vast centre island and breakfast bar are fantastic for morning meals and the hardwood floors tie the whole room together perfectly. In addition to the Miele oven, fridge, freezer and dishwasher, there is a built-in Miele espresso bar and plenty of soft close cabinets that glimmer in the daylight.















# Sophisticated Charm

Exquisite taste and sensibility exudes from the master sanctuary, with an expansive double door entry, hardwood flooring, tray ceilings, and glass sliding doors that lead to a private enclosed balcony overlooking backyard.

15



16



# Distinguished Details

Unwind in style with this Slik Freestanding Soaker Tub; a gorgeous centerpiece located between quartz countertops and a picturesque window that overlooks a remarkable backyard. The large glass enclosed shower features 2 rainfall shower heads, bench seating and more. The extraordinary walk-in closet with built-in shelving and cabinetry will make a great home for any outfit. Designed for easy access to items with enough racks, drawers and dressing space to start your day or night the right way.



# Restful Retreats

Whether it's the master suite with double-door entry and a glass sliding door to your own private balcony or one of the three additional bedrooms that are accompanied by built-in shelving and their own ensuites, rising and shining has never been more stylish.

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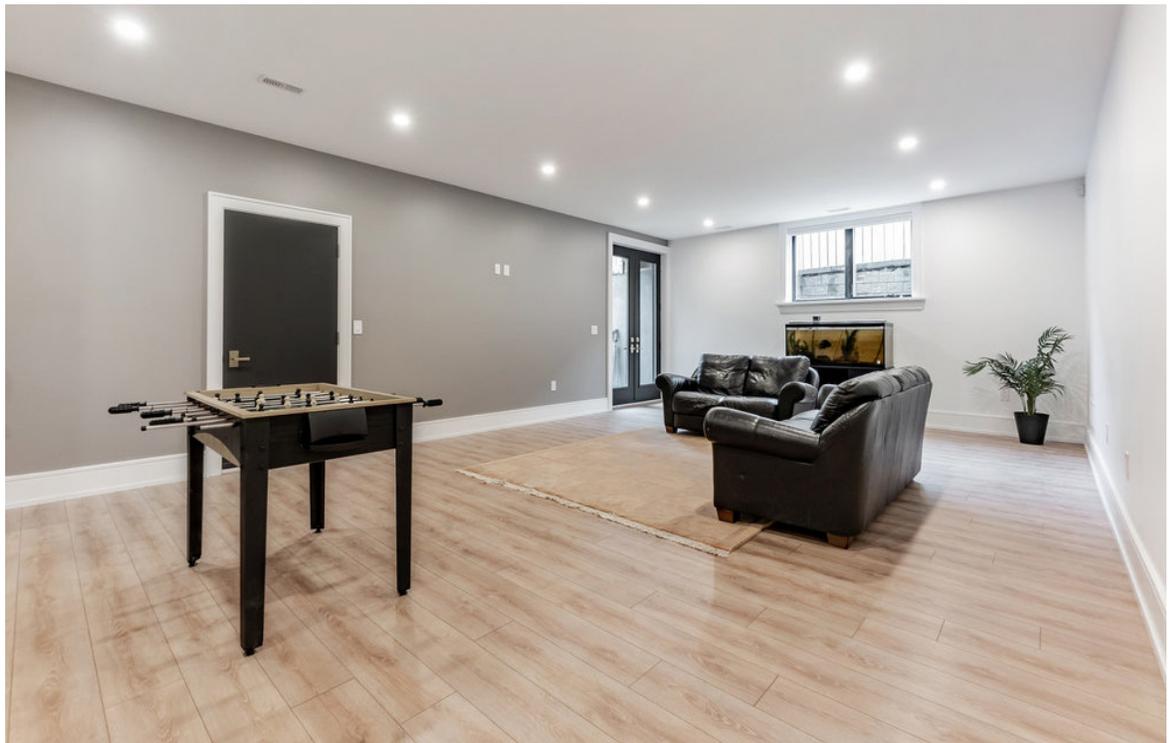




# Versatility Defined

The finished lower level is a versatile space that can be used to accommodate your family's unique needs, with a vast recreation room, a custom wet bar with built in shelving, granite counter tops, and wine fridge. This open and grand space also includes a theatre room, 3-piece bathroom, den, and huge seating area that leads to a walk out to the backyard. The world is your playground when your getaway is just steps away.

22







# Backyard Oasis

A luxury home deserves an equally luxurious backyard. This fully fenced sanctuary features a regal flagstone patio with a cozy seating area, built-in barbeque, fridge and glass railings. The lower seating area is bordered by a manicured lawn and surrounds a custom firepit that is ideal for any outdoor gathering.

25







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