

PROPERTY DETAILS

Exceptional opportunity with Limitless Potential to Move-Up, Move-Down, Renovate with addition or Build New. Excellent Investment Property. Coveted north Toronto, quiet street, south lot 25x105'. Lovingly cared for and updated for the last 20 years. Excellent school district.

Main Level

Warm, welcoming entrance with hardwood floors which are mostly through-out the rest of the house. Lovely leaded glass decorative windows and gorgeous hardwood trim, wainscoting and doors.

Living Room – Gracious & generously proportioned

- Large bay window with leaded glass uppers
- Gas fireplace with brick surround and wood mantle and flanking leaded glass bookcases
- 2 leaded glass decorative windows
- Cornice Molding

Dining Room – Large, Formal Room

- Large picture window overlooking the garden
- Double leaded glass French doors to the Living Room
- Swing door to the Kitchen
- Cornice Molding

Kitchen – Sunny, South Facing combined with the Sunroom which could be a breakfast room.

- Renovated
- Maple cabinetry with wall to wall upper display cabinets
- Pull out Pantry

Sunroom/Breakfast Room

- Large south facing window
- Walk-out to large tiered deck/dining area and gorgeous perennial garden
- Ceiling Fan

Second Level

Staircase with landing and vaulted ceiling with large skylight that floods the area with light, Linen cupboard

Master Bedroom

- Skylight
- Large window with leaded glass uppers
- Wall to Wall fitted closet
- Hardwood Floor
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2nd Bedroom

- Newer windows, south facing
- Hardwood floor
- Closet

3rd Bedroom

- Hardwood floor
- Window, south facing
- Closet
- Ceiling light fixture with fan

Main Bathroom – 4 piece

- Renovated with ceramic tile walls
- Pedestal sink
- Medicine cabinet
- Window with leaded glass upper

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Lower Level

- Large area with broadloom, pot lights & storage areas and a separate side door entrance

Bath – 3 piece

- Renovated

Cedar Closet in the Furnace Room along with the Laundry area

Landscaping

Beautiful perennial gardens in the back and a gorgeous English garden in the front.

Notes:

Newer Roof

9 Year old furnace

200AMP service

Additional Information

Lot Size 25 x 105.66 ft.

Heating Hot Water Gas
Furnace/Built-in wall A/C
Unit

Taxes \$5,732.26 2018

Driveway Mutual with legal front pad parking approximately \$250.00 per year, paid up for this year

Possession Immed./TBA

Inclusions All appliances, All window coverings and light fixtures, Broadloom w/l,

Offering Price: \$1,525,000.

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