

## WHAT WE LOVE ABOUT OUR HOME

- The corner lot affords extra space in the side yard, which is so private and great for entertaining. You're not looking into someone else's backyard, ever!
- The neighborhood is home to many young families with a great sense of community. The school and the neighbours are fantastic!
- East York Canada Day festivities! Throw an annual party and watch the fireworks from the backyard with friends and family.
- Walk off the steps onto the ice and so many park amenities just across the street like a skate park, off-leash dog park, kiwanis, East York arena, and so many more.
- Proximity to trails with Taylor Creek Park just across the street. It's great for exercise or even taking the kids and/or furbuddies out for a nature walk.
- Accessibility - Just a 10-minute walk to Danforth or the subway. There are two bus stops across the street for Main and Broadview Stations. A bus stop a minute's walk away takes you to Woodbine Stations.
- Driveway and garage. Also, free street parking, great for guests! The Arena parking lot also provides extra parking for guests.
- The basement is closed off two-ways with two sets of stairways for use as rental income. It can be a bachelor (the main floor retains a basement room) or a 1-bedroom apartment.
- Efficiently designed kitchen with maximum use of space. Two kitchens to cook twice the amount of food in twice the space for big gatherings.

## UPGRADES

- Floor to ceiling working marble wood burning fireplace and new flooring in downstairs family room
- Large attic space for additional storage, loads of storage throughout
- 2013: Added laundry room, new flooring in the main floor, new solid maple kitchen cabinets with crown moulding, granite counter tops, undermount extra-large kitchen sink, commercial style faucet, stainless steel appliances, etc.
- 2014: Central AC
- 2017: New flooring and spray foam insulation in basement bedroom, new windows in the main floor, new front and back doors, garden shed, and outdoor storage
- 2018: Primary bedroom His/Hers double walk-in closet and side yard patio interlocking
- 2020: Front landscaping (cedars)
- 2021: Remote operated fan & light in primary bedroom, pot lights throughout living/dining/kitchen, all new light fixtures and screwless cover plates throughout in 2021

## INCLUSIONS

- Dishwasher
- Fridge (2)
- Stove (2)
- Dryer (2)
- Washer (2) - Basement washer needs repair

## EXCLUSIONS

- Ring doorbell
- Window coverings
- Backyard play structure swing set (negotiable)

## RENTALS

- Enbridge hot water tank

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



### SCHOOLS

- 7 public schools
- 7 Catholic schools
- 9 have catchments
- 2 private schools nearby



### PARKS & RECREATION

- 6 ball diamonds
- 2 handball court
- 12 others within 1-2 mins. walk away



### TRANSIT

- Street transit is less than a minute walk away
- Rail transit stop is less than 2 km away

Nasma Ali, Sales Representative | RE/MAX Hallmark LTD. Brokerage  
Not intended to solicit buyers or sellers currently under contract with another brokerage.