

## WHAT WE LOVE ABOUT OUR HOME



- The beautiful wood-burning fireplace brings a cozy atmosphere during cold winters while the private back deck offers a lovely place to chill alone or with family/friends in the summer.
- The bright, open kitchen looks out on our own backyard oasis.
- The natural gas BBQ hook-up means never worrying about running out of propane.
- The basement renovation added so much living space.
- A marble bar with beer on tap (we have a local brew), and enough space left for a TV plus a roomful of friends.
- Being steps away from Kingston Rd with all its amazing shops and restaurants. Also close to Adam Beck and Malvern High School catchment.
- Walk through beautiful Glen Manor ravine when heading to the beach.
- The very best neighbours anyone could hope for and an amazing sense of community!

## UPGRADES

- Back flow valve and all-new plumbing under the house
- 2019 - Front yard landscaped with a new stone walkway; New AC
- 2018 - New dishwasher
- 2015 - Renovated the basement
- 2013 - Roof upgrades

## RENTALS

- Hot water tank

## INCLUSIONS

- All electric light fixtures
- Washer/Dryer, fridge, stove, dishwasher
- Keg fridge, tap, and pull holder
- Fireplace tools, iron firewood cradle
- All existing blinds
- Dining room mirror

## EXCLUSIONS

- Natural gas BBQ
- Mirrors in the kitchen and above the fireplace
- Stand-up freezer
- Fireplace screen

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

- 2 community centers
- 1 trail
- 3 others within a 20-minute walk



### TRANSIT

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

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