

WHAT WE LOVE ABOUT OUR HOME

- We love the large front porch that is so great for enjoying morning coffee & evening drinks.
- The backyard is very private & intimate. Little maintenance is required outdoors as there is no grass.
- We love that we have bathroom & storage options. The kitchen has plenty of storage. The garage also has a lot of storage on the back wall plus room for our SUV.
- The master bedroom is so spacious w/ a full en-suite & laundry room.
- We also love the main floor powder room.
- We absolutely love being close to the beach.
- It's a quick commute downtown as the 501, 502 & 503 are steps away. Everything else is within walking distance. It's easy to grab something from the convenience store across or walk to the local independent grocer.
- We are just around the corner from Drake's new concert venue, which sounds very exciting!
- We will really miss the people, the garage, the bathrooms, & the master en-suite!

UPGRADES

2019:

- Hunter Douglas blackout blinds offer privacy in the main & downstairs bedroom. You have the option to open from the top or bottom & keep the kids sleeping longer.
- New laundry room added to master bedroom
- Granite counter tops
- Updated the powder room in the main floor
- Put in new outdoor fence

2018:

- New barn board fireplace decor
- Built-in shelves
- Landscaped front yard

2012-13:

- Full renovation

INCLUSIONS

- Fridge, stove, microwave, dishwasher, washer, & dryer
- Garage door opener for access to 1 garage
- All existing window covers
- Electric light fixtures (*see Exclusions*)
- Nest thermostat

EXCLUSIONS

- Master bedroom & dining room light fixture w/ ceiling fan will be replaced w/ regular fixtures
- Medicine cabinet in the upstairs bathroom may be replaced w/ a mirror

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



SCHOOLS

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



PARKS & RECREATION

- 4 playgrounds
- 2 splash pads
- 3 others within a 20-minute walk



TRANSIT

- Street transit is less than a 1-minute walk away
- Rail transit stop is less than 2 km

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