



# 19 BARRIE AVENUE

**HEAPS  
ESTRIN**  
REAL ESTATE TEAM

[www. 19BARRIEAVENUE.com](http://www.19BARRIEAVENUE.com)

**ADDITIONAL INFORMATION:**

- Inclusions: Amana fridge, Frigidaire gas stove, Frigidaire built-in microwave with exhaust fan, built-in stainless steel dishwasher, all electric light fixtures (except where excluded), built-in speakers in dining room and kitchen, shed, alarm system (monitoring extra), central air conditioning system and equipment and gas burner and equipment.
- Exclusions: Dining room light fixture and all window coverings and rods.
- Rental Items: Hot water tank.
- Lot: 24.50 feet by 125 feet.
- Drive: Wide, licensed front pad parking.
- Heating: Forced air gas.
- Cooling: Central air conditioning.
- Taxes: \$3,348.09 (annual 2015).
- Possession: Mid-September 2015 or to be arranged.
- Note: City tree removed, new tree to be planted by City.

**Offered for Sale at \$750,000.**



#1 IN  
TORONTO

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*your*  
**BEST MOVE**

**ROYAL LEPAGE**  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE  
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## Main Floor



### LIVING ROOM

- Hardwood floor
- High ceiling – 8 ½ feet
- Gas fireplace with wood mantle and brick surround
- Pot lights
- Combined with dining room
- Overlooks front porch



### DINING ROOM

- Hardwood floor
- High ceiling – 8 ½ feet
- Closet
- Built-in speakers
- Pot lights
- High baseboards with decorative trim lighting
- Combined with living room



### KITCHEN

- Hardwood floor
- Pot lights
- Large island with double sink and seating for three
- Maple cabinetry
- Ceramic tile backsplash
- Valence lighting
- Large pantry
- Built-in speakers
- French doors to dining room
- Original "Candy Factory" industrial French doors leading to large three tiered deck



### LAUNDRY ROOM

- Ceramic tile floor
- Folding counter
- Built-in cabinets
- LG front load washer and dryer
- Laundry sink
- Overlooks backyard





## Second Floor

- MASTER BEDROOM**
  - Hardwood floor
  - Double closet
  - Bay window
  - Pot lights
  - Decorative floor lighting
  - Decorative fireplace
  - Overlooks front yard
- SECOND BEDROOM**
  - Hardwood floor
  - Closet
  - Pot lights
  - Walkthrough to office
  - Overlooks backyard
- THIRD BEDROOM**
  - "Elite" wool broadloom
  - Closet with shelving
  - Pot light
- OFFICE**
  - Hardwood floor
  - Overlooks backyard
  - Abundance natural light
- FOUR PIECE BATHROOM**
  - Slate floor
  - Pot lights
  - Cast iron claw foot tub
  - Pedestal sink
  - Built-in shelving
  - Medicine cabinet



## Lower Level

(Separate side entrance)

### RECREATION ROOM

- Broadloom
- Pot lights
- Double closet
- Crown moulding
- Wall to wall built-in shelving
- Above grade window

### STORAGE/FURNACE ROOM

### FOUR PIECE BATHROOM



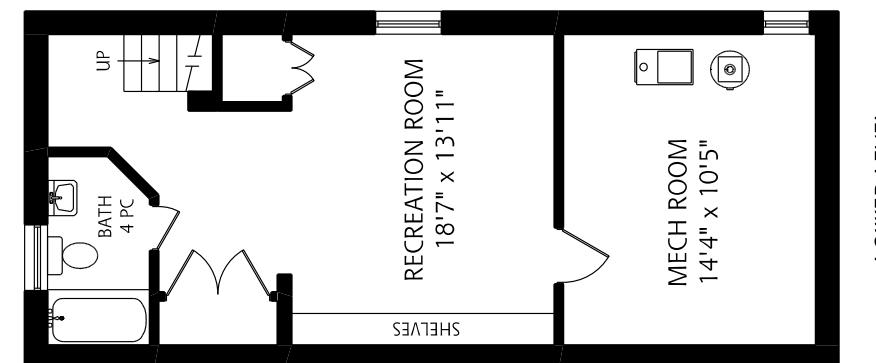
### FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Wide semi-detached in a quiet, child friendly location
- Open concept living spaces with wonderful traditional features
- Large principal rooms
- Leaded glass front door
- Gas fireplace with wood mantle and brick surround
- Updated kitchen with walkout to large three tiered deck – great for entertaining
- Large master bedroom
- Charming covered front porch veranda
- Finished lower level
- Well located in Hillcrest Village
- Easy access to shops, restaurants and other amenities of Hillcrest Village
- Great parks nearby: Roseheath Park, Graham Park, Homewood Park and Wychwood Barn Park with dog park, playground, splashpad, volleyball court and chess table
- Good school district: McMurrich Junior Public School, Winona Drive Senior Public School and Oakwood Collegiate
- Close to St. Clair Avenue West subway station — direct access from streetcar

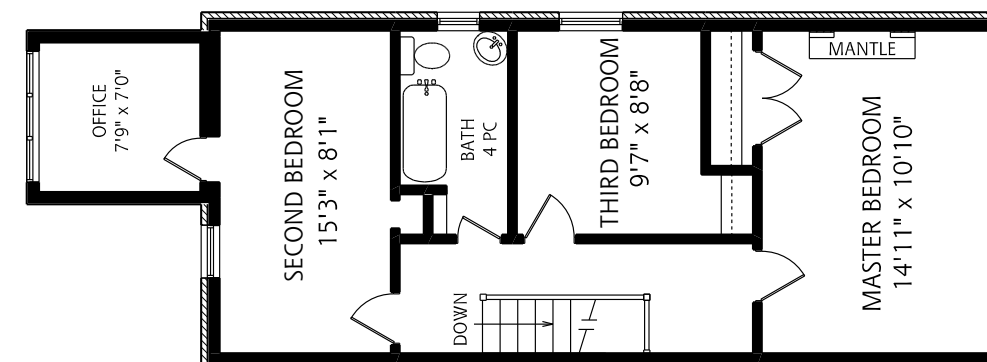
### IMPROVEMENTS:

- New interlock stone on front parking pad (2015)
- New three tiered back deck (2015)
- New front porch roof (2014)
- New front sloped roof (2012)
- New back sloped roof (2010)
- New "Elite" wool broadloom on staircase, second floor hallway and third bedroom
- New front porch (2007)
- Foundation wall parged (2006)
- Interlock stone between houses (2006)
- Rebuilt chimney (2007)

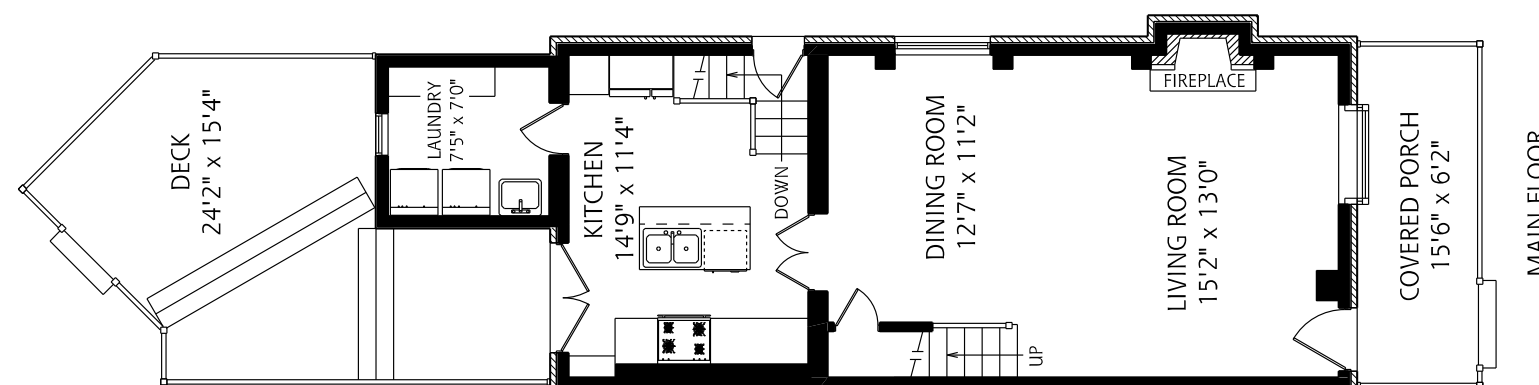
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LOWER LEVEL



SECOND FLOOR



MAIN FLOOR

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
15 FOOT SCALE