



## 293 MANOR ROAD EAST

One of the most charming homes in Davisville Village. Highly sought after Maurice Cody School District. Move in just in time to enjoy a brand new park across the street. This spacious home boasts three well-proportioned bedrooms with plenty of closet space. Main level is complete with a large, bright eat-in kitchen and open concept living and dining area. Enjoy the convenience of the attached garage with direct access to the home. Finished lower level. Gardeners can delight in the beautifully landscaped three-season garden.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Warm and inviting family home in desirable Davisville Village
- Incredible curb appeal with stone walkway and new front porch
- Excellent layout, ideal for family living
- Large eat-in kitchen
- Three good sized bedrooms
- Generous closet space
- Finished lower level with recreation room and three piece bathroom
- Professionally landscaped sun filled gardens with two beautiful service berry trees
- Fully fenced, private backyard with flagstone patio and beautiful Japanese maple tree
- Private driveway with attached garage and direct access into home
- 3/4 inch waterline providing excellent water pressure
- In-ground sprinkler system
- New park being built across the street
- Excellent schools in district: Maurice Cody Junior Public School, Hodgson Senior Public School, and Northern Secondary School
- Multiple day cares and nurseries in the area
- Walking distance to Davisville Park with splash pad, tennis courts, baseball diamond, farmers market and playground
- Close proximity to the public library and skating rink at Hodgson Public School
- Easy access to restaurants and amenities on Bayview Avenue and Mount Pleasant Road
- A short walk to public transportation
- Easy access to downtown and major highways

## IMPROVEMENTS:

- New roof (2017)
- New back garden stairs (2017)
- New front porch (2016)
- New back fence and landscaping (2013)
- New heat pump and air conditioning unit (2012)
- Waterproof below grade wall on east side of house with weeping tile (2012)
- New kitchen appliances (2012)
- New washer and dryer (2011)
- New condensing 95% efficient boiler and piping (2011)
- New 95% efficient hot water tank and re-piping (2011)
- Home energy audit and upgrades (increased attic insulation & spray foam of basement walls, 2010)
- Basement renovation with acoustic insulation in the ceiling (2010)
- New lower level washroom with heated floors (2010)
- Backwater valve added for main sanitary piping (2010)
- New underground drainage piping (2010)

## ADDITIONAL INFORMATION:

- Inclusions: Stainless steel GE fridge, stainless steel KitchenAid stove, Broan hood vent, stainless steel Whirlpool dishwasher, Panasonic microwave, freezer in lower level, LG stacked washer and dryer, all window coverings (except where excluded), all light fixtures (except where excluded), all ceiling fans, broadloom where laid, all shutters, heated towel rack in lower level bathroom, stereo system wiring in recreation room, garden shed, irrigation system and equipment, landscape lighting, split system air conditioning unit and equipment and gas boiler and equipment.
- Exclusions: Dining room light fixture, patio furniture, wall speakers in recreation room, barbeque and window coverings in second and third bedrooms.
- Lot: 43 feet by 116.16 feet (irregular, please see survey).
- Driveway: Private driveway with attached garage – parking for two cars.
- Heating: Hot water gas.
- Cooling: Split system air conditioning.
- Taxes: \$5,820.26 (annual 2016).
- Possession: 60 days or to be arranged.

# OFFERED FOR SALE AT \$1,599,999



## MAIN FLOOR

### Foyer

- Hardwood floor
- Closet
- Charming stained glass window
- Pot light

### Living Room

- Spacious
- Hardwood floor
- Wood burning fireplace
- Pot lights
- Open concept
- French doors with walkout to backyard

### Dining Room

- Hardwood floor
- Pot lights
- Open concept
- French doors to Juliette balcony

### Kitchen

- Spacious, eat-in kitchen
- Hardwood floor
- Built-in shelves
- Shutters
- Double sink
- Stainless steel appliances
- Mirrored backsplash
- Pot lights
- Track lighting
- West and south window exposure







## SECOND FLOOR

(Broadloom and crown moulding)

### Master Broadloom

- Broadloom
- Elegant French door entrance
- His and Her closets with built-in shelving
- Ceiling fan
- Crown moulding
- South and west window exposure

### Second Bedroom

- Broadloom
- Ceiling fan
- Crown moulding
- Closet
- North and west window exposure

### Third bedroom

- Hardwood floor
- Walk-in closet
- Ceiling fan
- Crown moulding

### Four Piece Bathroom

- Bright and cheerful
- Tile floor
- Wainscoting
- Shower/tub combination with glass door and tile surround
- Rain shower head
- Toto toilet
- Built-in vanity
- Built-in Jacuzzi tub
- Pot lights
- Stained glass window

### Linen Closet





## LOWER LEVEL

### Recreation Room

- Broadloom
- Wired for wall mounted stereo system
- Double mirrored closets
- Above grade windows
- Pot lights

### Renovated Three Piece Bathroom

- Heated floor
- Built-in vanity
- Separate shower with tile surround and glass door
- Rain shower head
- Pot lights
- Heated towel rack

### Laundry Room

- Cement floor
- Double sink
- Built-in cupboards
- LG stacked washer and dryer
- Garage access
- Plenty of storage space

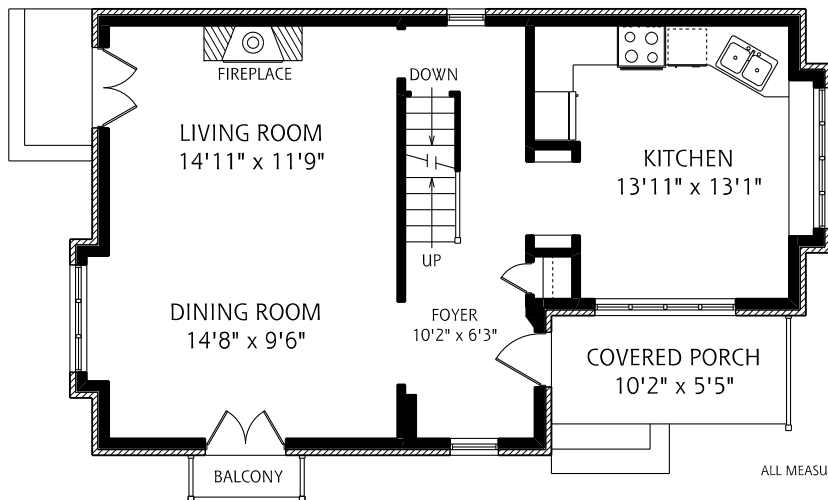
### Pantry

- Cement floor
- Built-in shelving

### Access to Garage

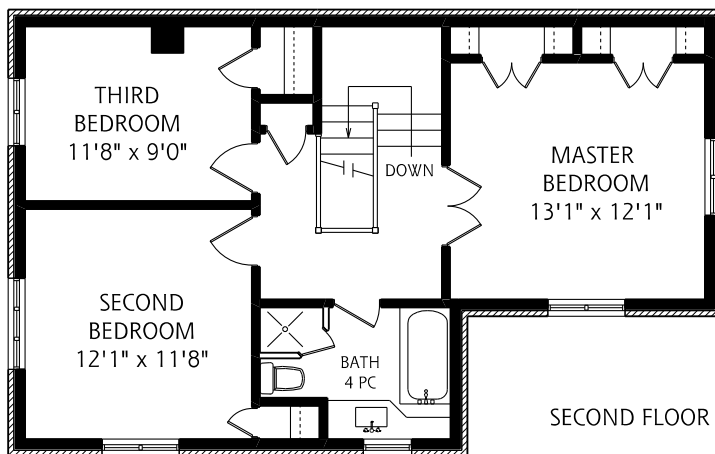


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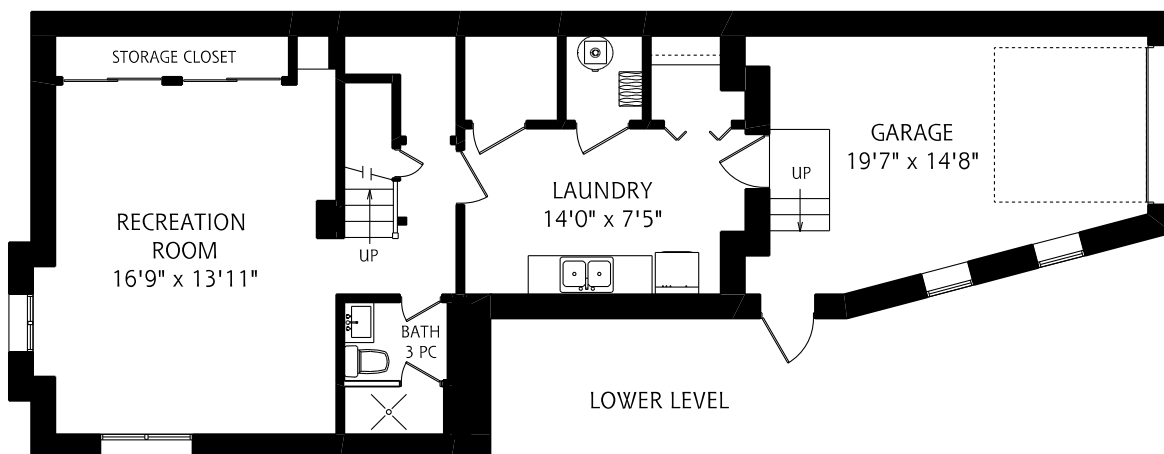


MAIN FLOOR

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



SECOND FLOOR



LOWER LEVEL





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