



687 MERTON STREET

Just move in and enjoy this absolutely charming home. Beautifully renovated throughout, this home offers bright, open living space on the main floor. Great kitchen with Caesarstone island and breakfast bar. Walkout from the dining room to the oversized south lot with lots of space for entertaining. Three good bedrooms as well as a finished lower level with family room and additional bathroom. Legal front pad parking with additional space in the rear. Great location in highly desirable Maurice Cody School District, North Toronto and Northern. Steps to the many amenities of Bayview Avenue.

HEAPS
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REAL ESTATE TEAM

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Beautifully renovated home located in highly sought after Davisville Village
- Family friendly street with a sense of community
- Great open concept main floor with plenty of natural light
- Renovated kitchen beautifully overlooks landscaped garden
- All new stainless steel appliances
- Large island with Caesarstone countertop and breakfast bar seating for four
- Spacious living room with wood burning fireplace
- Dining room with walkout to back deck
- Master suite with stunning custom built-in closets
- Generous sized bedrooms
- Newly renovated second floor bathroom
- Fantastic lower level family room with above grade windows
- Large back deck with hot tub
- Deep back garden
- Walk to many amenities of Mount Pleasant Road and Bayview Avenue – Including Merton Street Splash Pad, Maurice Cody Playground and Trace Maines Park and Library
- Excellent Schools – Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary School
- Multiple daycares and nursery schools
- Easy access to public transportation
- Walking distance to bus on Mount Pleasant Road, Davisville Avenue and Bayview Avenue

IMPROVEMENTS:

- Caesarstone countertops and backsplash (2017)
- Master bedroom custom built-in closets (2016)
- Second floor renovated bathroom (2016)
- Second floor renovation including all new solid wood doors and frames (2016)
- Two newly installed wall mounted air conditioning units (2015)
- Stainless steel appliances (2014)
- Kitchen cabinets (2014)

ADDITIONAL INFORMATION:

Inclusions: Stainless steel LG Fridge, stainless steel LG stove, stainless steel LG dishwasher, stainless steel LG microwave, Whirlpool washer, Kenmore dryer, Kenmore fridge in laundry room, split system air conditioning units and equipment and remotes, all window coverings, all light fixtures, hot tub and equipment, ceiling fan in master bedroom, gas boiler and equipment, play structure in backyard, Nest system and equipment.

Exclusions: None.

Rental: Tankless water heater.

Lot: 25 Feet x 157 feet.

Driveway: Mutual driveway with detached garage and legal front pad parking.

Heating: Hot water gas.

Cooling: Split system air conditioning unit and equipment and remotes.

Taxes: \$4939.65 (2016).

Possession: 60-90 days or to be arranged.

OFFERED FOR SALE AT \$1,495,000

MAIN FLOOR

Foyer:

- Front door with leaded glass window
- Hardwood floor
- Closet

Living Room:

- Hardwood floor
- Wood burning fireplace with wood mantel and tile surround
- Crown moulding
- Overlooks dining room
- Large bay window overlooking front garden

Dining Room:

- Hardwood floor
- Chandelier
- Open to kitchen
- Walkout to back deck

Kitchen:

- Hardwood floor
- Stainless steel appliances
- Large island with Caesarstone countertops - seating for four
- Caesarstone backsplash
- Pot lights on dimmers
- Plenty of storage
- Overlooks dining room





SECOND FLOOR

- Skylight

Master Bedroom:

- Hardwood floor
- Custom window coverings
- Custom built-in closet including double depth on north end
- Plenty of storage
- Ceiling fan with lights
- Overlooks front garden

Second Bedroom:

- Hardwood floor
- Closet
- Overlooks back garden

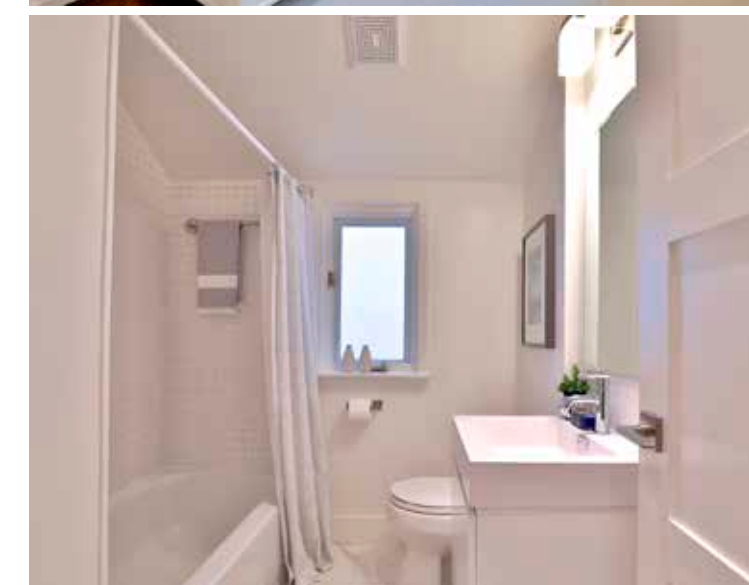
Third Bedroom:

- Hardwood floor
- Closet
- Overlooks back garden

Renovated Four Piece Bathroom:

- Tile Floor
- Built-in vanity with floating sink
- Bright and open

Linen Closet





LOWER LEVEL

Separate Side Entrance

Family Room:

- Laminate floor
- Large double closet with light
- Pot lights
- Storage under stairs
- Above-grade windows

Three Piece Bathroom:

- Tile floor
- Separate shower with glass enclosure and rain shower head
- Built-in vanity
- Pot lights

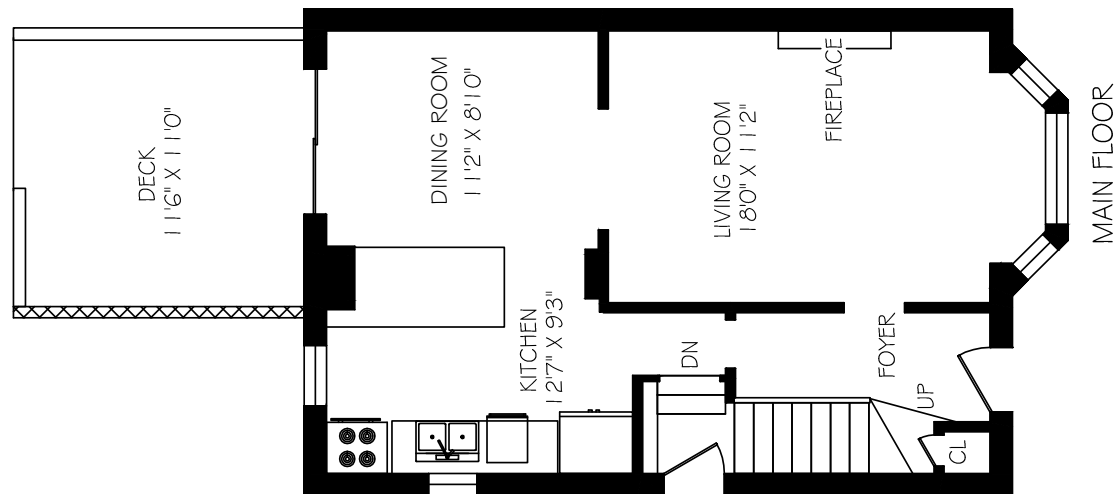
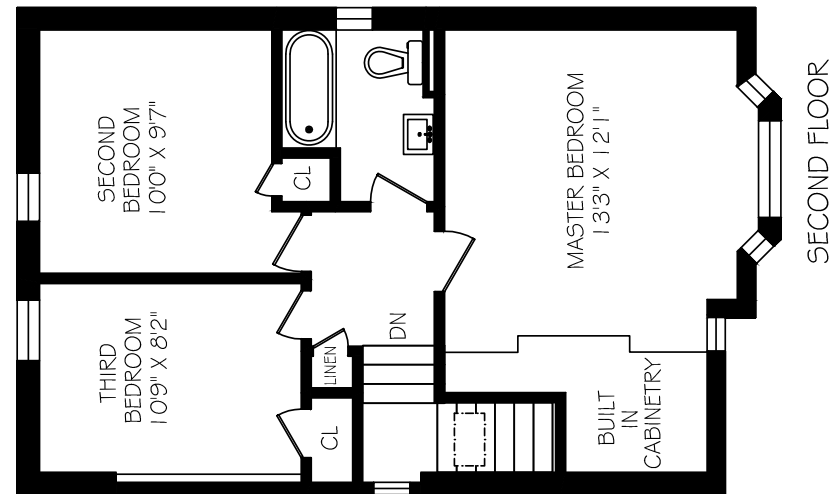
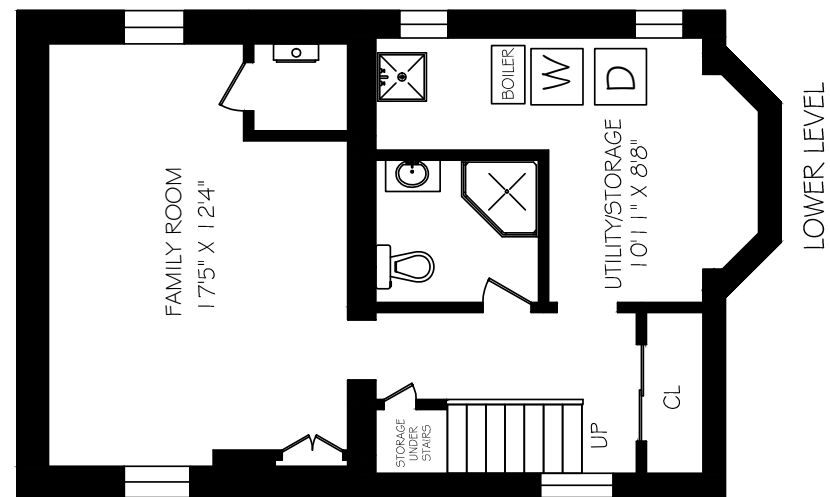
Laundry:

- Concrete floor
- Front load washer and dryer
- Laundry sink
- Above-grade windows



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10'
5'
To be used as guidelines only
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