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## *your* BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



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118 WOLFREY AVENUE

A beautiful and bright three bedroom home in prime Riverdale. Open concept floor plan with high ceilings and hardwood floors. Fully fenced private backyard with a stone patio. Spacious master bedroom overlooking the front garden. Finished lower level. Located minutes from downtown with quick access to the highway (DVP), and public transit (Chester and Broadview subway stations) at your doorstep. Some of the city's best parks (Withrow and Riverdale Parks) are just steps away, making it perfect for active children and adults alike. Excellent school district.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Perfectly located in highly desirable prime Riverdale
- Wonderful and quiet tree lined street
- Three bedroom home with plenty of natural light
- Open concept floor plan with high ceilings and beautiful hardwood floors throughout
- Bright kitchen with walkout to back deck – great for barbequing
- Spacious master bedroom overlooking front garden
- Third bedroom currently used as office
- Finished lower level with three piece bathroom – great for a recreation room or nanny’s quarters
- Private and fully fenced backyard with interlock stone patio
- Slate roof and wide cedar front porch
- Lovely Plum tree in front garden with beautiful and fragrant white blossoms in Spring
- Excellent school district - Frankland CS Junior School or Withrow Avenue Junior Public School (French Immersion), Earl Grey Senior Public School and Riverdale Collegiate
- Just steps to Withrow Park to the east, a neighbourhood hub with a popular farmer’s market and outdoor summer theatre
- Only a few blocks to Riverdale Park to the west, one of the largest green spaces in the city with spectacular views of the downtown skyline
- Close to the Carrot Common and to trendy restaurants and vibrant shopping district on the Danforth
- Easy access to the highway system (DVP)
- Public transit at doorstep for easy travel around city, less than five minutes’ walk to Chester subway station and less than 10 minutes walk to Broadview subway station along with streetcars and buses from Broadview and Pape stations
- Minutes from downtown

IMPROVEMENTS:

- Painted throughout (2017)
- Waterproofing/weeping tile (2012)

ADDITIONAL INFORMATION:

Inclusions:	Kenmore fridge with bottom freezer, stainless steel built-in Bosch wall oven, Jenn Air four burner gas cooktop (in “as is” condition), stainless steel Bosch dishwasher, Kenmore washer and dryer, all electric light fixtures (except where excluded), all window coverings, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Dining room light fixture.
Lot:	21.08 feet by 52.75 feet.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$4,471.83 (annual 2016).
Possession:	30 – 60 days or to be arranged.

OFFERED FOR SALE AT \$949,000

MAIN FLOOR

Foyer

- Antique front door
- Stone tile floor
- Pot lights

Living Room

- Hardwood floor
- Pot lights
- Recessed shelving
- Open to dining room
- Overlooks front porch

Dining Room

- Hardwood floor
- Pot lights
- Open concept
- Overlooks backyard

Kitchen

- Stone floor
- Stone backsplash
- Butcher block countertop
- Stainless steel appliances
- Valence lighting
- Walkout to back deck





## SECOND FLOOR

(Hardwood floor and Pot lights)

### Master Bedroom

- Hardwood floor
- Wall to wall closet with built-in organizers
- Overlooks front garden

### Second Bedroom

- Hardwood floor
- Closet
- Overlooks back garden

### Third Bedroom (currently used as office)

- Hardwood floor
- Pocket door
- Pot light
- Overlooks front garden

### Four Piece Bathroom

- Hardwood floor with inlay
- Pedestal sink
- Mirrored medicine cabinet
- Pot lights
- Claw foot tub







## LOWER LEVEL

### Recreation Room

- Engineered hardwood floor
- Broadloom
- Built-in closet with organizers
- Built-in safe
- Above grade windows

### Three Piece Bathroom

- Tile floor
- Floating sink
- Shower with glass enclosure

### Laundry Room/Utility Room

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