



# 22 ANNESLEY AVENUE

What a gem! This North Leaside home is tucked away on one of the best streets in the area. Absolutely no through traffic, very kid friendly - a great location for those seeking a quiet spot in the heart of the city. This bright home has been renovated throughout and offers a spacious living room and modern, eat-in kitchen. Three bedrooms and a newly renovated bathroom on the second floor. Finished lower level. You can move right in and enjoy this home just the way it is or take advantage of the large lot and add on / rebuild to suit your needs. Easy access to great schools, parks, shops, the TTC and the future LRT.

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REAL ESTATE TEAM

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Warm and inviting centre hall home in highly desirable North Leaside
- Quiet, family friendly street
- Renovated throughout
- Bright principal rooms
- Three good sized bedrooms
- Open concept kitchen
- Finished lower level with recreation room and three piece bathroom
- Fully fenced, private backyard
- Beautifully landscaped sun-filled gardens with irrigation system
- Private driveway with attached garage
- Close to the city’s best schools – Northlea Elementary & Middle School (French Immersion) and Leaside High School
- Entrance to the wonderful ravine system just a few minutes away at Serena Gundy and Sunnybrook Parks
- Walking distance to great parks, the shops of Bayview Avenue, Whole Foods and Shoppers Drug Mart
- Good access to TTC
- Easy drive to downtown and quick access to the highway system

IMPROVEMENTS:

- Partial new fencing (2016)
- Irrigation system (2016)
- New roof and added ventilation (2015)
- New seamless eavestroughs with leaf guards (2013)
- Attic insulation (2013)
- New slate insert for living room fireplace (2011)
- New lower level broadloom (2011)
- Upgraded second floor bathroom with new tile floor and vanity (2010)
- Upgraded kitchen with new tile floor, countertop and backsplash (2010)

ADDITIONAL INFORMATION:

Inclusions:	Stainless steel Frigidaire fridge, stainless steel Frigidaire gas stove, stainless steel LG built-in dishwasher, stainless steel built-in LG microwave, Maytag washer, LG dryer, all window coverings, all electric light fixtures, broadloom where laid, Altech alarm system and equipment (monitoring extra), irrigation system and equipment, central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Television in lower level recreation room and light fixture in kitchen.
Lot:	34 feet by 122 feet.
Driveway:	Private driveway with attached garage – parking for two cars.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$6,164.24 (annual 2016).
Possession:	90 days or to be arranged.

OFFERED FOR SALE AT \$1,725,000



MAIN FLOOR

Foyer

- Hardwood floor
- Closet
- Pot lights

Living Room/Dining Room

- Hardwood floor
- Wood burning fireplace with custom wood mantel and slate surround
- Hunter Douglas blinds
- Double exposure
- Large picture window overlooking front garden

Kitchen

- Stone tile floor
- Stone countertops
- Stone backsplash
- Pot lights
- Deep undermount sink
- Stainless steel appliances



## SECOND FLOOR

(Hardwood throughout)

### Master Bedroom

- Hardwood Floor
- His and her closets
- Double exposure
- Overlooks front garden

### Second Bedroom

- Hardwood floor
- Closet
- Overlooks the front yard

### Third Bedroom

- Hardwood floor
- Overlooks backyard

### Renovated Five Piece Bathroom

- Marble tile floor with mosaic inlay
- His and her sink
- Marble countertop
- Access to attic

### Linen Closet





## LOWER LEVEL

(Separate side entrance)

### Recreation Room

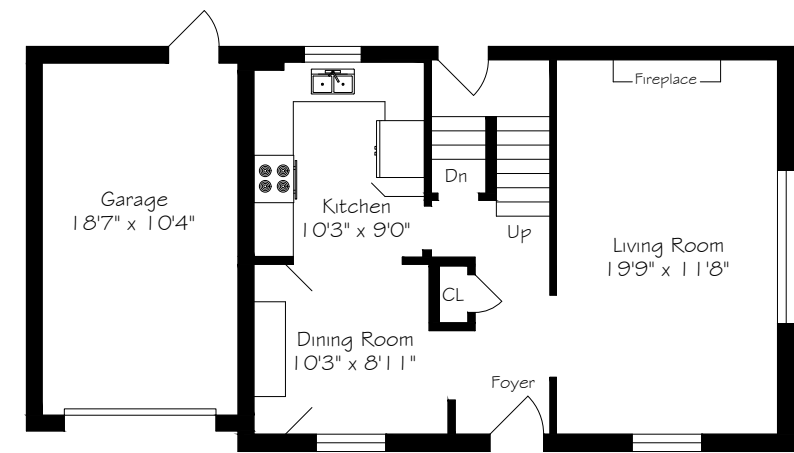
- Broadloom
- Built-in shelving and cabinetry
- Above grade windows

### Three Piece Bathroom

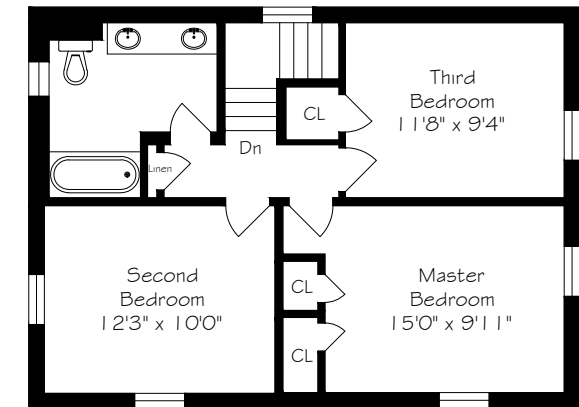
- Heated floor
- Floating vanity
- Pot lights
- Separate shower with glass enclosure
- Deep linen closet
- Above grade window

### Laundry Room

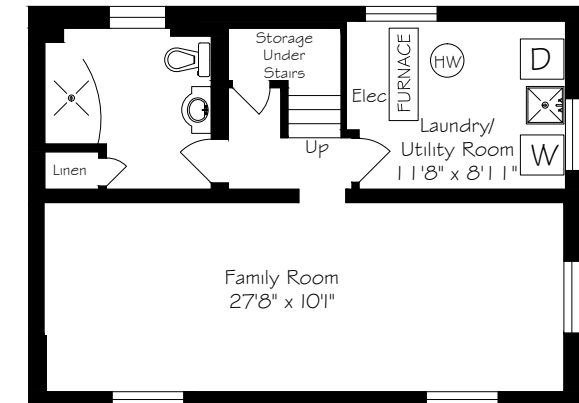
### Storage Under Stairs



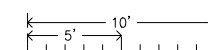
Main Floor



Second Floor



Lower Level



Measurements and Calculations are approximate  
To be used as guidelines only



For more information please visit [22AnnesleyAvenue.com](http://22AnnesleyAvenue.com)

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