



23 MARTIN ROAD

Well located on one of Davisville Village's best streets. Enjoy this well renovated home with a chic urban vibe. Well proportioned rooms. Huge renovated kitchen with breakfast area with walk out to private outdoor space. Kitchen boasts stone counters and new stainless steel appliances. Master bedroom with ample closet space, modern second floor bathroom. Finished lower level. Additional storage space in attic. Parking off lane. A wonderful opportunity to settle on a great street. Maurice Cody School District. Short walk to the amenities of both Bayview Avenue and Mt Pleasant Road.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Completely renovated family home in highly desirable Davisville Village
- Generous sized principal rooms with good natural light
- Hardwood floors throughout main and second floor
- Renovated kitchen with all new stainless steel appliances
- Charming front porch
- Large master bedroom overlooking front garden
- Renovated second floor bathroom
- Finished lower level with three piece bathroom
- Above grade windows throughout lower level
- Large attic space, great for storage
- Large tiered back deck, perfect for entertaining
- Oversized garden shed with pergola
- Beautiful front and back gardens
- A quiet, low traffic street where children can play out front
- Walk to the many amenities of Bayview Avenue and Mount Pleasant Road
- Walking distance to numerous recreational activities including skating at Hodgson Senior Public school, tennis courts, parks, splash pads and Davisville Park’s farmer’s market
- Excellent school district: Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary school
- Close to multiple daycares and nursery schools
- Easy access to TTC
- Close to downtown

IMPROVEMENTS:

- New kitchen backsplash (2017)
- New kitchen appliances (2017)
- New kitchen sink & faucet (2017)
- New broadloom in lower level (2017)
- New pot lights throughout (2017)
- New roof (2016)
- New smoke and carbon monoxide detectors
- Kitchen addition at rear
- Renovated second floor bathroom
- Updated windows throughout

ADDITIONAL INFORMATION:

Inclusions:	Stainless steel French door fridge with bottom freezer, stainless steel electric oven with glass cooktop, stainless steel dishwasher, stainless steel microwave, Maytag washer and dryer, all window coverings, all electric light fixtures (except where excluded), broadloom where laid, split system air conditioning unit and equipment and gas burner and equipment.
Exclusions:	Dining room light fixture.
Rental Item:	Hot water tank.
Lot:	20 feet by 95 feet.
Driveway:	Laneway with right of way access to parking at rear of property. Additional permit parking on street.
Heating:	Hot water gas.
Cooling:	Split system air conditioning unit.
Taxes:	\$4,753.89 (2016 annual).
Possession:	30 days or to be arranged.

OFFERED FOR SALE AT \$1,325,000

MAIN FLOOR

Foyer

- Granite floor
- Closet
- Crown moulding
- Pot lights
- Leaded glass window

Living Room

- Hardwood floor
- Fireplace with wood mantel and granite hearth
- Crown moulding
- Pot lights
- Overlooks front garden

Dining Room

- Hardwood floor
- Wainscoting
- Overlooks back deck and garden

Renovated Kitchen

- Eat-in kitchen
- Hardwood floor
- Granite countertops
- Modern black sink
- Brand new stainless steel appliances
- Plenty of storage
- Subway tile backsplash
- Pot lights
- Modern, funky brass hardware
- Bay window overlooking back garden
- French doors with walkout to back deck





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Double closet with built-in organizers
- Crown moulding
- Pendant lighting
- Pot lights
- Overlooks front garden

Second Bedroom

- Hardwood floor
- Closet with built-in organizers
- Crown moulding
- High baseboards
- Pot lights
- Pendant light

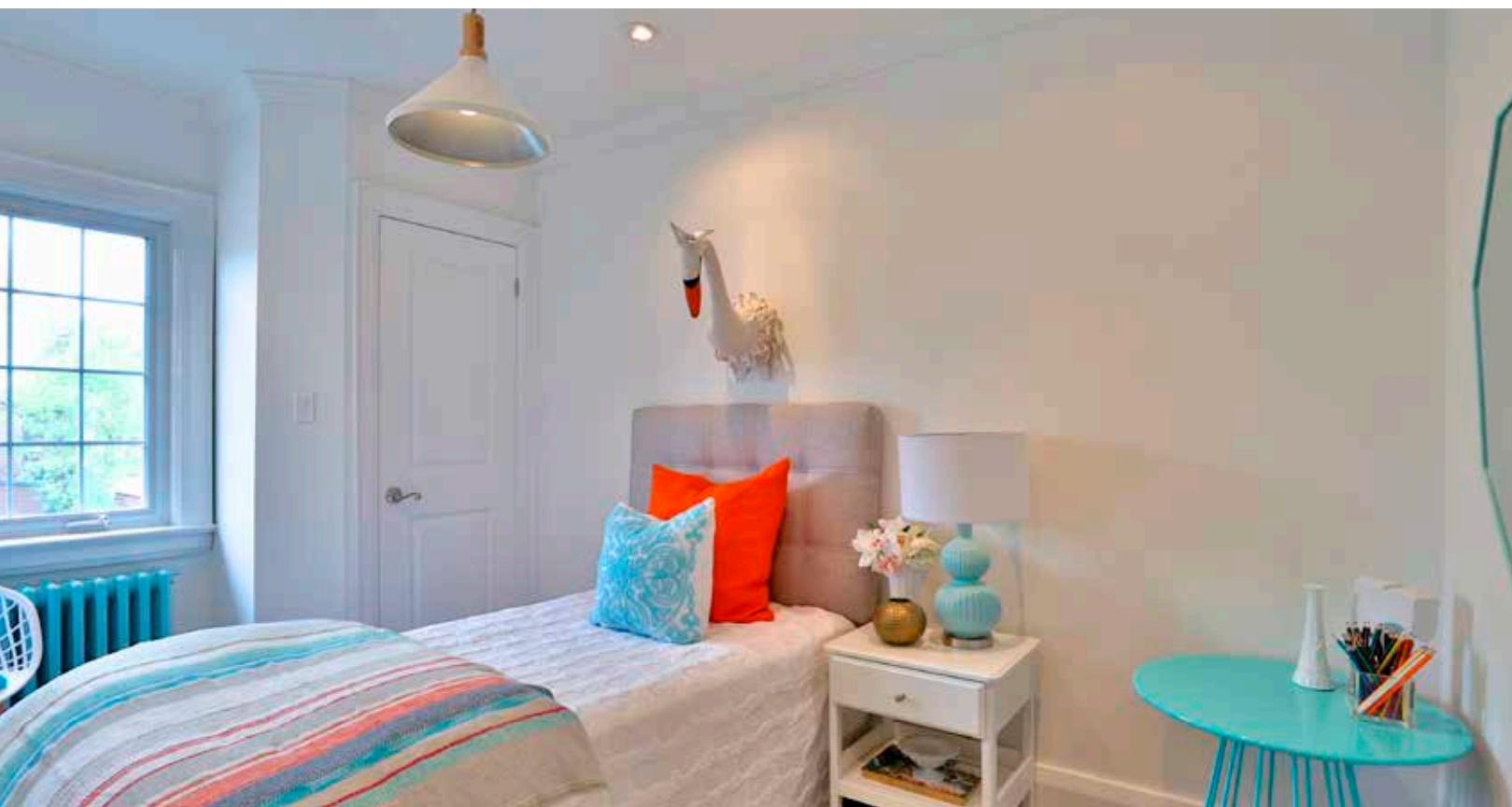
Third Bedroom

- Hardwood floor
- Closet
- Crown moulding
- High baseboards
- Pot lights
- Pendant light

Four Piece Bathroom

- Heated tile floor
- Custom built-in vanity
- Soaker tub
- Toto toilet
- Dual shower heads
- Tile backsplash
- Wall sconces
- Pot lights
- Pocket door

Linen Closet





LOWER LEVEL

Recreation Room

- New Broadloom
- Built-in cabinetry
- Pot lights
- Above grade windows

Three Piece Bathroom

- Funky concrete floor
- Pedestal sink
- Separate shower with glass enclosure
- Wall sconce

Utility/Laundry Room

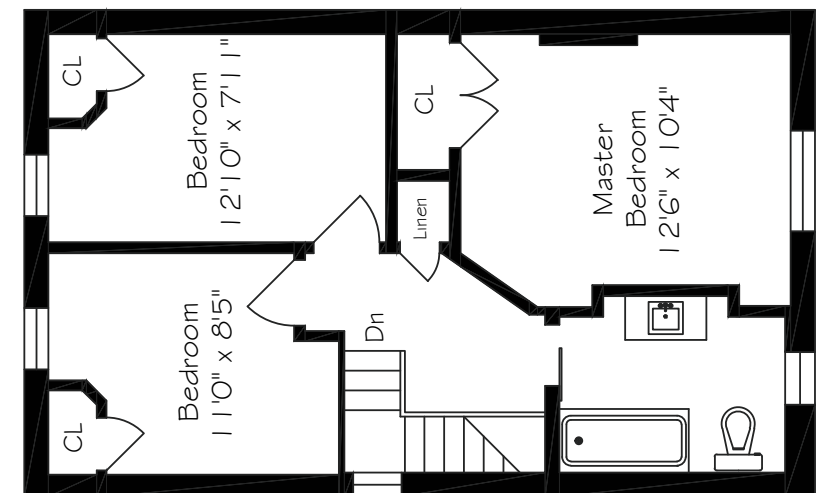
- Built-in cabinetry
- Laundry sink
- Additional storage

Storage Under Stairs

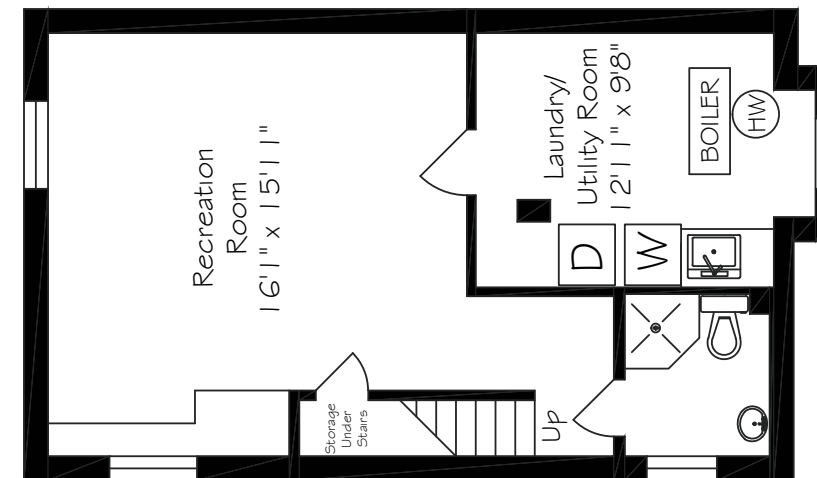
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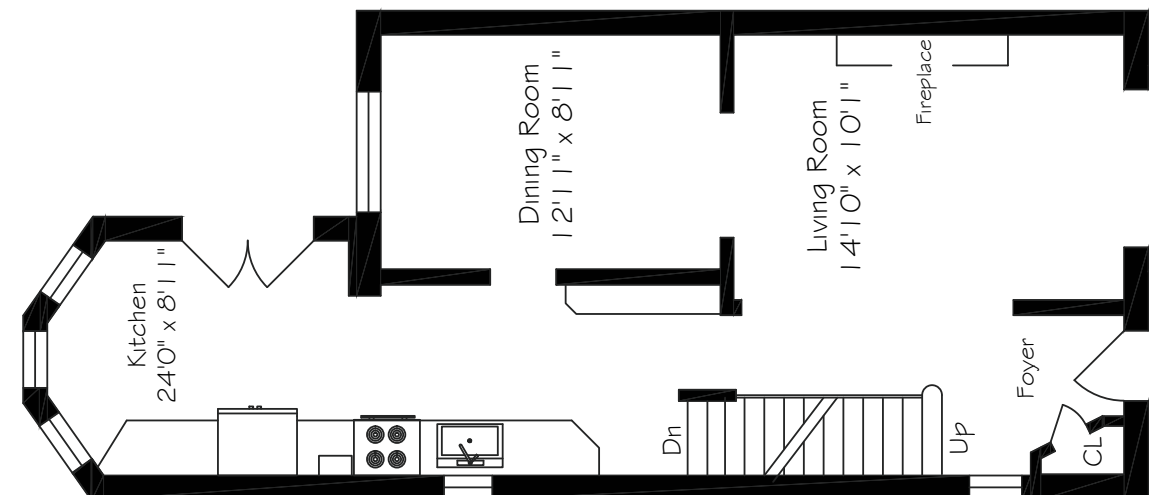
Measurements and Calculations are approximate
To be used as guidelines only



Second Floor



Lower Level



Main Floor



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