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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.



CAILEY HEAPS ESTRIN  
HEATHER HEAPS  
SALES REPRESENTATIVES

416.424.4910 / OFFICE

[HeapsEstrin.com](http://HeapsEstrin.com) / WEB

[Cailey@HeapsEstrin.com](mailto:Cailey@HeapsEstrin.com) / EMAIL

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28 TILSON ROAD

A delightful newer home well located on one of Davisville Village's best no-through traffic streets. Generous room sizes and an abundance of natural light throughout. Kitchen overlooks family room. Master suite with ensuite bathroom and walk-in closet. Lower level recreation room with a bathroom and huge guest room. Walkout to private garden. This street offers a tremendous sense of community with an annual street party. Excellent school district with abundant recreation facilities. Easy access to public transit. Short walk to the shops on Mount Pleasant Road and Bayview Avenue.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely three bedroom home located on one of Davisville Village’s best streets
- Rebuilt in 2001
- No through traffic
- Tremendous sense of community with an annual street party
- Abundance of natural light
- Generous room sizes throughout
- Great layout with kitchen overlooking family room
- Master suite with ensuite bathroom and walk-in closet
- Updated second floor bathroom
- Lower level with larger recreation room, bathroom and huge guestroom
- Plenty of storage
- Walkout to private garden
- Lane access to parking and additional permit parking on street
- Entire house wired for RJ45 network
- Toto toilets throughout with dual flush
- Roughed-in for home security system
- Cedar deck with natural gas hook-up for barbeque
- Garden shed
- Motion activated lighting at side of house, backyard and shed
- Walk to the many amenities of Yonge Street, Mount Pleasant Road and Bayview Avenue
- Excellent schools – Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary School. (Multiple day cares and nursery schools as well)
- Walking distance to Davisville Park, Maurice Cody playground and Hodgson (for skating and basketball)
- Easy access to public transportation
- Walking distance to bus on Mount Pleasant Road or Davisville Avenue
- Mount Pleasant library just minutes away
- Walk to shops on Mount Pleasant Road and Bayview Avenue

IMPROVEMENTS:

- New dryer (2017)
- New roof (2016)
- New windows, south side of house (2016)
- New dishwasher (2014)
- Granite kitchen counters
- Updated second floor bathroom
- Custom Hunter Douglas blinds in living room, dining room and ensuite

ADDITIONAL INFORMATION:

Inclusions: Kenmore fridge, Frigidaire gas stove, Miele dishwasher, General Electric microwave, all Hunter Douglas blinds and window coverings, broadloom where laid, shelving in lower level recreation room closets, work bench, garden shed, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.

Exclusions: Light fixture in master bedroom, Ikea shoe cabinets in mudroom and freezer in lower level.

Rental Items: Hot water tank.

Lot: 25 feet by 125 feet.

Driveway: Lane access to parking at rear of property. Additional permit parking on street.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$8,056.17 (2016).

Possession: June 7th or to be arranged.

OFFERED FOR SALE AT \$1,895,000

MAIN FLOOR

Foyer

- Tile floor
- High ceiling
- Closet
- Pot lights
- Crown moulding

Living Room

- Hardwood floor
- High ceiling
- Crown moulding
- Built-in cabinetry
- Large window overlooking front yard

Dining Room

- Hardwood floor
- High, coffered ceiling
- Pot lights
- Crown moulding

Kitchen

- Hardwood floor
- High ceiling
- Custom cabinetry with granite countertop
- Display shelves
- Stone backsplash
- Pot lights

Breakfast Area

- Hardwood floor
- High ceiling
- Custom built-in book shelf
- Combined with kitchen

Family Room

- Hardwood floor
- High ceiling
- Custom gas fireplace with stone surround
- Pot lights
- Open concept
- Walkout to back deck and garden

Mudroom

- Hardwood floor
- High ceiling
- Pantry

Powder Room







## SECOND FLOOR

(Hardwood floor and skylight)

### Master Bedroom

- Hardwood floor
- High, coffered ceiling
- Walk-in closet
- Overlooks backyard

### Four Piece Ensuite Bathroom

- Tile floor
- Custom vanity with granite countertop
- Jacuzzi tub with granite surround
- Separate shower with glass enclosure

### Second Bedroom

- Hardwood floor
- Double closet
- Overlooks front yard

### Third Bedroom

- Hardwood floor
- Double closet

### Four Piece Bathroom

- Tile floor
- Vanity with Caesarstone countertop
- Pot lights
- Overlooks front yard







## LOWER LEVEL

### Recreation Room

- Broadloom
- Pot lights
- Three storage closets with industrial shelving
- Above grade windows

### Fourth Bedroom

- Broadloom
- Closet
- Above grade windows

### Laundry Room

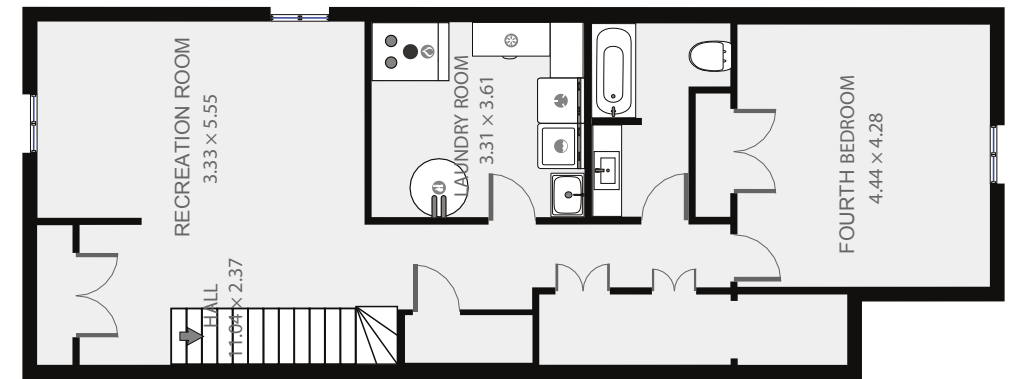
- Tile floor
- Vanity with sink
- Upper storage cabinets
- Washer and dryer

Four Piece Bathroom

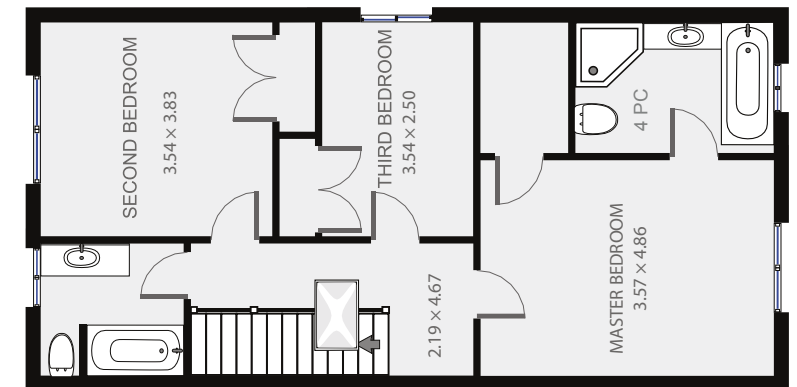
Walk-in storage closets with access to work bench

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Lower Level



Second Floor



Main Floor

