



## 290 LAKE PROMENADE

A rarely available setting where cottage meets city. An exceptional opportunity to live across from the lake with picturesque unobstructed year round views. Situated on a spacious lot, this home has been well cared for and offers an ideal opportunity to customize to suit your needs. Generous principal rooms with multiple walkouts, wonderful natural light and an excellent layout. Beautiful back garden with large deck, pond and mature trees. A quiet location just minutes to parks, the shops and restaurants on Lakeshore, a short commute to downtown Toronto and easy access to public transportation.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Toronto’s “Village by the Lake”, Long Branch is home to over 125 charming shops, restaurants and businesses
- Family oriented neighbourhood with lots of greenspace in a waterfront community
- Abundance of natural light with beautiful views of the lake throughout the home
- Lovely front porch with room for seating – overlooking landscaped front garden
- Spacious living room with wood burning fireplace and built-in book cases
- Bright dining room overlooking the back garden
- Generous size kitchen with center island and wood cabinetry
- Main floor office with walkout to back garden
- Master bedroom with walkout to back and front balcony – overlooking the lake
- Spacious backyard with large deck and mature garden
- Waterfall with pond
- Garden shed
- Private driveway with built-in garage – room for three cars
- Walking distance to Lakeshore Boulevard
- Walking distance to many outdoor recreation parks and trails including: Long Branch Park, Len Ford Park, Marie Curtis Park, Toronto Waterfront Trail and Etobicoke Creek Trail
- Easy access to transit – Long Branch Go Station
- Easy access to the Gardiner and short commute to downtown Toronto

IMPROVEMENTS:

- Hydronic hot water heater (2010)
- Pitched roof (2010)
- Upgraded ¾ inch incoming water main

ADDITIONAL INFORMATION:

Inclusions:	Kenmore fridge with bottom freezer, Fridgidair electric stove, Kenmore dishwasher, Maytag dryer, Bravos washer, Wood burning stove in master bedroom, all window coverings and blinds, garden shed, hydronic hot water heater and equipment.
Exclusions:	None.
Lot:	50 feet by 100 feet.
Parking:	Private driveway with room for three cars – plus built in one car garage.
Heating:	Hot water gas.
Taxes:	\$5,256.79 (2017 annually).
Possession:	30/60/90 days.

OFFERED FOR SALE AT \$1,495,000

MAIN FLOOR

Foyer

- Ceramic floor
- Coat closet
- Crown moulding

Living Room

- Hardwood floor
- Wood burning fireplace with brick surround and stone hearth
- Built-in book shelves
- Coved ceiling
- Plate rail
- Large bay window overlooking the lake and front garden
- Overlooks dining room
- Excellent natural light

Dining Room

- Hardwood floor
- Plate rail
- Coved ceiling
- Excellent natural light
- Open to living room
- Overlooks backyard and the lake

Kitchen

- Tile floor
- Wood cabinetry
- Centre island
- Double sink
- Excellent natural light
- Overlooks dining room and family room
- Large windows overlooking back garden

Family Room

- Broadloom
- Paneled walls
- Excellent natural light
- Open to office
- Sliding doors to front balcony – overlooking the lake

Office

- Parquet floor
- Excellent natural light
- Sliding doors with walkout to large deck and garden
- Open to family room
- Overlooks back garden

Powder Room







## SECOND FLOOR

### Master Bedroom

- Hardwood floor
- Double closet
- Access to four piece semi ensuite
- Walkout to front balcony overlooking the lake
- Walkout to large rear balcony overlooking the backyard
- Wood stove
- Beautiful lake views

### Four Piece Semi Ensuite

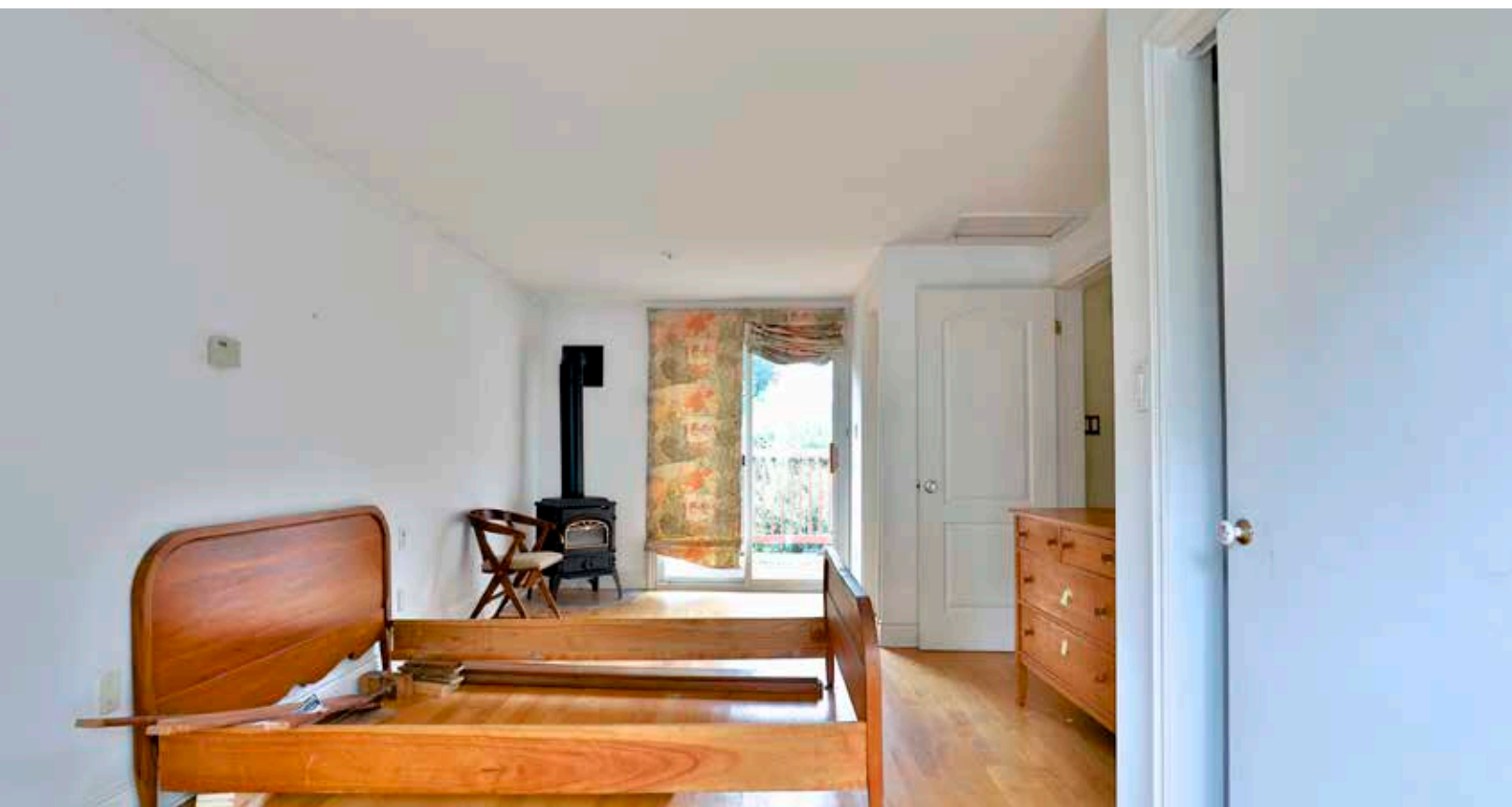
- Tile floor
- Built-in vanity
- Jet tub

### Second Bedroom

- Broadloom
- Double closet
- His and her closets with built-in organizers
- Beautiful lake views

### Third Bedroom

- Broadloom
- Double closet
- Overlooks back garden







## LOWER LEVEL

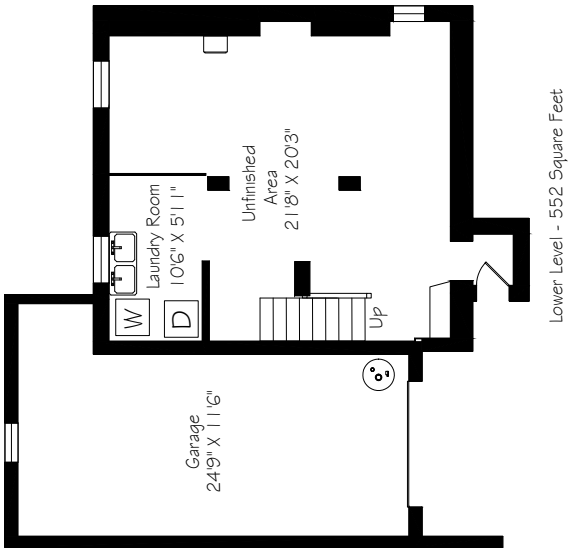
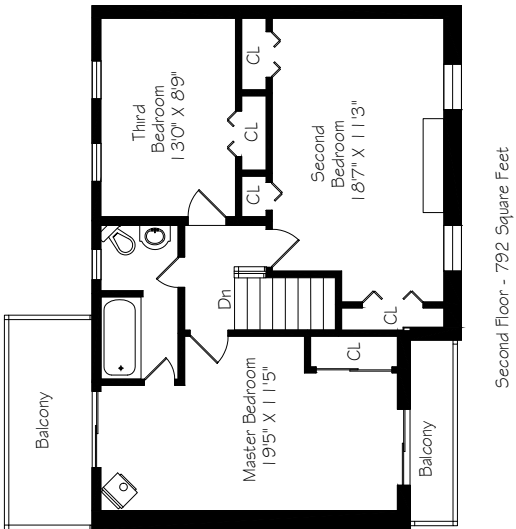
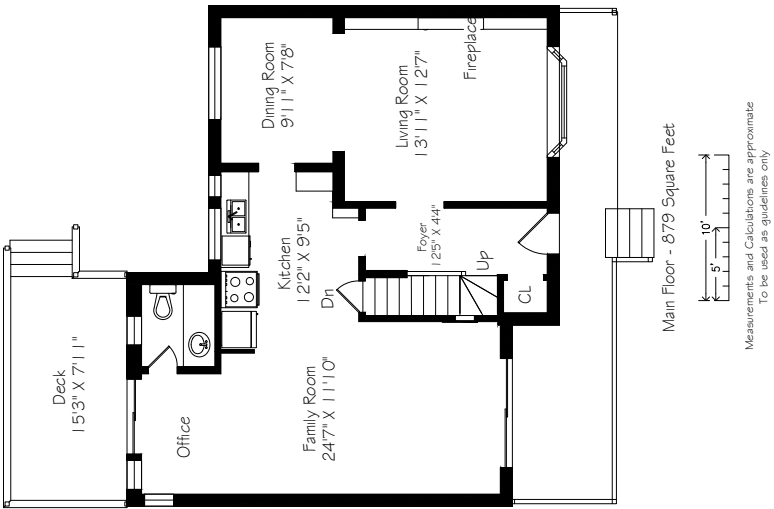
(Good ceiling height, built-in work bench and above grade windows)

### Laundry Room

- Concrete floor
- Laundry sink
- Above grade window



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For more information please visit [290LakePromenade.com](http://290LakePromenade.com)

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