



309 WARREN ROAD

A rare opportunity to customize this well loved family home in highly desirable Upper Forest Hill. A fantastic location and address just steps to shops, restaurants, the Beltline and top public and private schools. Generous sized principal rooms, great layout, three spacious bedrooms, and a lower level that is underpinned and ready to be finished. Enjoy the private garden. Detached garage. Create your dream home in this prime location.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Charming family home in highly desirable Forest Hill
- Quiet street
- Beautiful hardwood floors throughout
- Generous sized rooms
- Oversized living room with wood burning fireplace
- Large kitchen with breakfast area
- Master bedroom with walk-in closet
- Separate side entrance
- Lower level has been dug down to accommodate 8-foot ceiling height
- Above grade windows throughout lower level
- Backyard ideal for entertaining with walkout
- Deep backyard with perennials, plenty of room for the kids to play
- Well maintained front and back gardens including Japanese maples and cedars
- Private cobblestone driveway with detached garage
- Close to the city’s top private schools, Upper Canada College and Bishop Strachan School
- Excellent public school district: Oriole Park Junior Public School, Hodgson Senior Public School, Forest Hill Junior and Senior Public School, Forest Hill Collegiate Institute, Northern Secondary School
- Walk to the shops, restaurants and subway on Eglinton West, Yonge and Eglinton and Yonge and Davisville. Future LRT on Eglinton Avenue
- Close proximity to North Toronto Community Centre
- Easy access to Beltline Trail

ADDITIONAL INFORMATION:

Inclusions:	Stainless steel LG fridge, Maytag four burner gas stove, all window coverings, all electric light fixtures, GE washer and dryer, gas boiler and equipment, all window air conditioning units.
Exclusions:	None.
Lot:	35 feet by 124 feet.
Driving:	Private.
Heating:	Hot water gas.
Cooling:	Central air conditioning.
Taxes:	\$7,465.03 (annual 2017).
Possession:	30/60/90 days or to be arranged.

OFFERED FOR SALE AT \$1,699,000



MAIN FLOOR

Foyer

- Hardwood floor with marble inlay
- Wainscoting
- Open to kitchen and living room

Living Room

- Hardwood floor
- Wood burning fireplace with wood mantle
- Crown moulding
- Custom built-in shelves with leaded glass doors
- Open to dining room
- Leaded glass windows
- Overlooking front garden

Powder Room





MAIN FLOOR

Dining Room

- Hardwood floor
- Wainscoting
- Beautiful ceiling detail
- Sliding glass doors

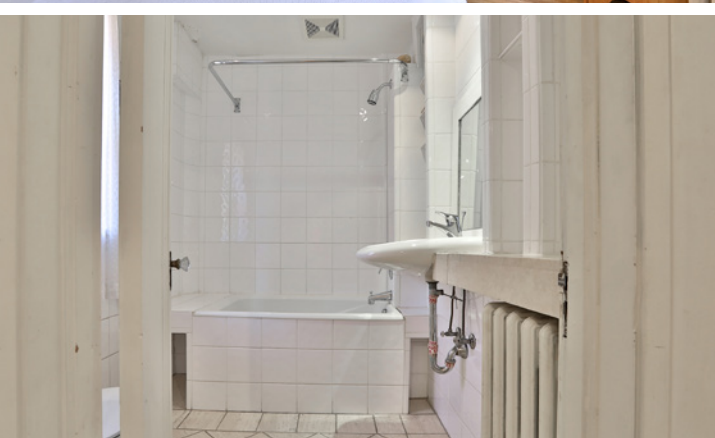
Kitchen

- Hardwood floor
- Built-in wood cabinetry
- Large double stainless steel sink
- Pot lights
- Shelving with glass sliding doors
- Open to breakfast area
- Overlooking beautiful back garden

Breakfast Area

- Hardwood floor with marble inlay
- Pot lights





SECOND FLOOR

Stained glass leaded windows and wainscoting

Master Bedroom

- Hardwood floor
- Walk-in closet
- Closet
- Large window overlooking back garden

Second Bedroom

- Hardwood floor
- Closet
- Access to attic
- Overlooking front garden

Third Bedroom

- Hardwood floor
- Closet
- Overlooking front garden

Four Piece Bathroom

- Marble floor
- Tub/shower combination with tile surround
- Built-in shelving
- Pot lights

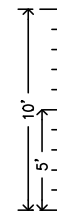
Large Linen Closet

LOWER LEVEL

Lower level has been dug down to accommodate 8-foot ceiling height

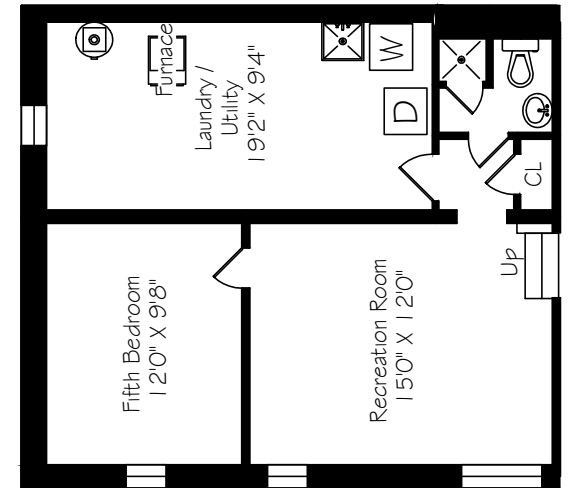
Separate Side Entrance

Unfinished

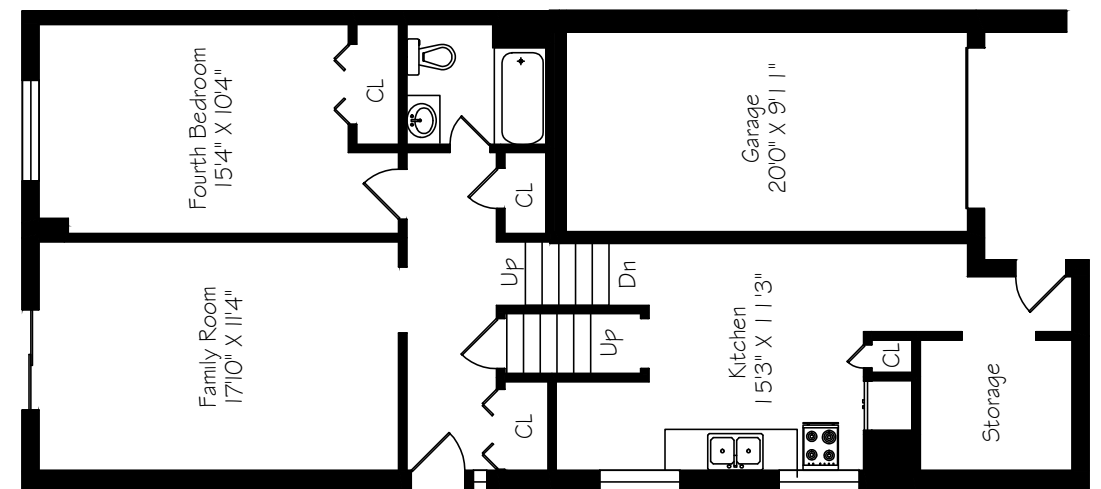
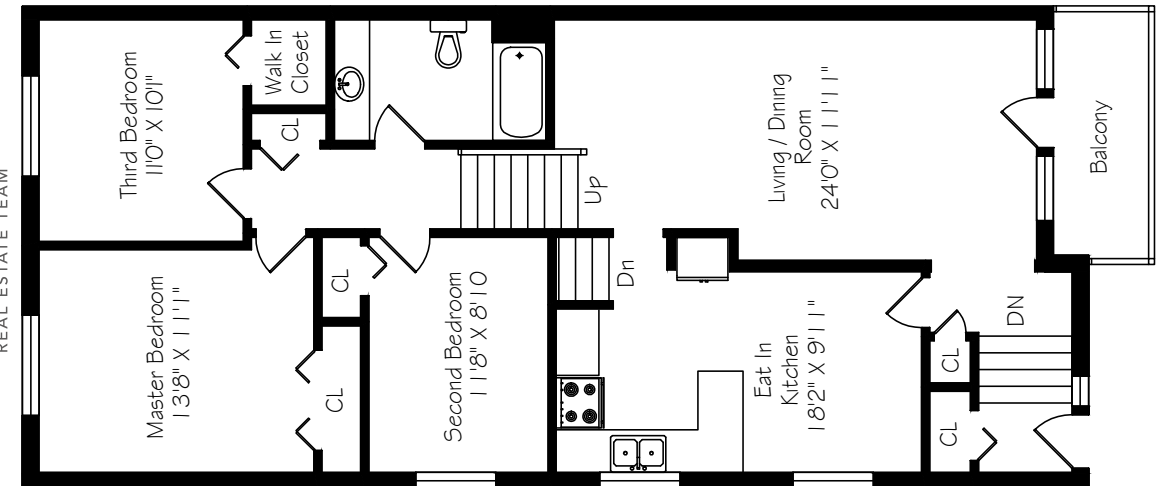


Main Floor - 1237 Square Feet
Ground Floor - 974 Square Feet
Lower Level - 628 Square Feet
Total - 2839 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only



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