



50 CASTLEBURY CRESCENT

Rare five level backsplit family home in Bayview Woods. Lovingly maintained by the same owner for 46 years. Great location and exceptional value. Enjoy this charming family home or renovate to suit your needs. Generous sized principal rooms. Great layout. Four bedrooms, spacious family room with walkout and separate mudroom entrance. Lower level apartment with separate entrance. Close proximity to public transportation, Highway 401 and the shops and restaurants on Finch Avenue and Leslie Street.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Rare five level backsplit family home in Bayview Woods
- Enjoyed for 46 years
- Lovingly maintained
- Quiet neighbourhood – where kids play out front
- Family friendly street
- Enjoy as is or customize to suit your needs
- Generous sized principal rooms with good natural light
- Spacious eat-in kitchen on main floor and lower level
- Large living room with walkout to front balcony
- Four plus one bedrooms
- Lower level apartment – ideal for income possibility
- Lots of storage
- Separate mudroom entrance and entrance off driveway to lower level
- Above grade windows throughout lower level
- Ideal backyard – perfect for entertaining
- Fenced in backyard
- Deep lot – 150 feet
- Private driveway with parking for two cars and additional parking in built-in garage
- Steps to Cummer Park, Pineway Park and Willesden Park
- Close to TTC, shopping centers and Highway 401
- Easy access to downtown Toronto
- Well ranked school district: Pineway Public School, A.Y Jackson Secondary School and Zion Heights Middle School

ADDITIONAL INFORMATION:

Inclusions:	Viking fridge, Moffat deluxe stove, Roper stove, Citadel hood fan, Whirlpool washer, Maytag front load dryer, all electrical light fixtures, all window coverings, central air conditioning system and equipment, and gas burner and equipment. All appliances being sold in as is condition.
Exclusions:	McClary fridge.
Lot:	30 feet by 150 feet.
Parking:	Private driveway with built-in garage.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	\$3,567.94 (annual 2017).
Possession:	30 days or to be arranged.

OFFERED FOR SALE AT \$800,000



MAIN FLOOR

Foyer

- Tile floor
- Double closet
- Mirrored accent wall
- Broom closet off kitchen

Living Room

- Crown moulding
- Open to dining room
- Walkout to balcony



Dining Room

- Crown moulding
- Overlooks kitchen
- Open to living room



Kitchen

- Eat-in kitchen
- Linoleum floor
- Built-in cabinetry
- Plenty of storage
- Lots of natural light





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Double closet
- Overlooks back garden

Second Bedroom

- Hardwood floor
- Closet
- Large window

Third Bedroom

- Hardwood floor
- Closet
- Overlooking back garden

Four Piece Bathroom

- Linoleum floor
- Built-in vanity
- Built-in medicine cabinet
- Tub/shower combination with tile surround

Linen Closet





GROUND FLOOR

Separate Side Mudroom Entrance

Family Room

- Hardwood floor
- Paneled walls
- Walkout to back garden

Fourth Bedroom

- Hardwood floor
- Double closet
- Overlooks back garden

Four Piece Bathroom

- Linoleum floor
- Tub with shower combination
- Built-in medicine cabinet

Storage Closet

LOWER LEVEL

with separate entrance off driveway

Kitchen

- Eat-in kitchen
- Linoleum floor
- Above ground windows
- Built-in cabinetry

LOWER LEVEL

(Separate one bedroom suite)

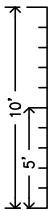
Recreation Room (Living/Dining Room if used as apartment)

- Above grade window
- Bedroom
- Above grade window

Three Piece Bathroom

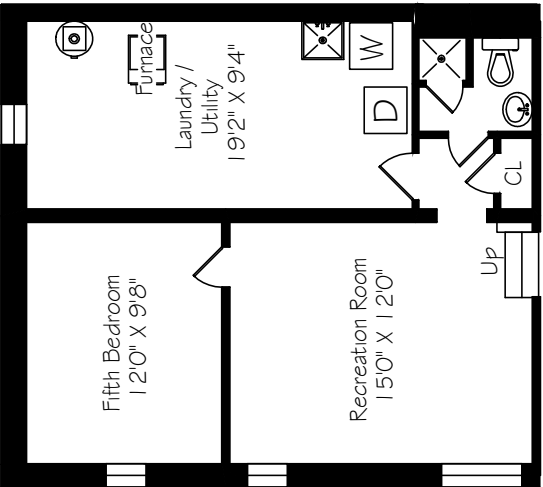
Laundry/Utility Room

Closet

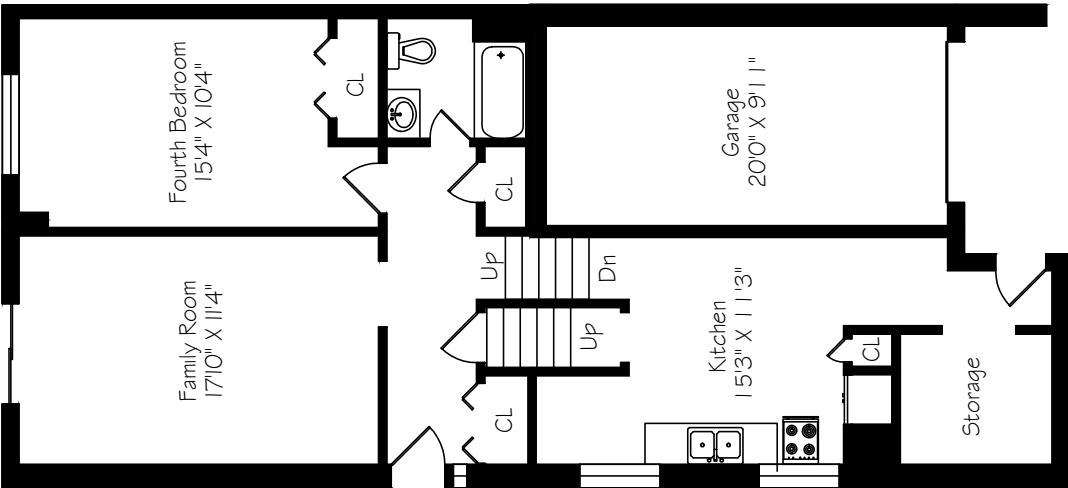
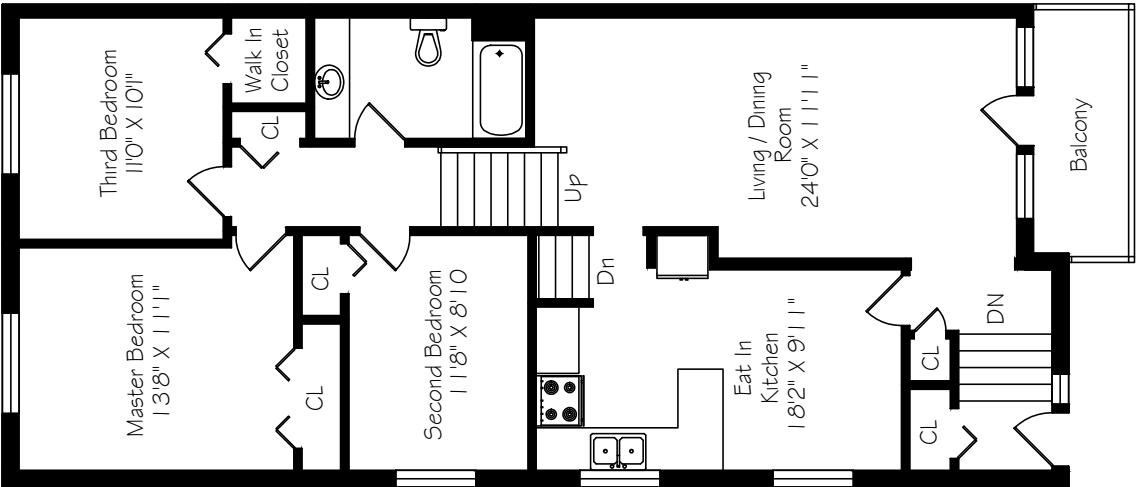


Main Floor - 1237 Square Feet
Ground Floor - 974 Square Feet
Lower Level - 628 Square Feet
Total - 2839 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only



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CAILEY HEAPS ESTRIN
HEATHER HEAPS

SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

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