



98 MURIEL AVENUE

Enjoy this beautifully renovated, turnkey home with a mid-century modern vibe. Situated in a family friendly neighbourhood just two blocks to Pape station. Open plan living and dining room, perfect for entertaining. Separate family room off the kitchen with walkout to professionally landscaped back garden. Spacious kitchen with stainless steel appliances. Large master bedroom with wall-to-wall windows. Second floor spa-like bathroom features skylight, soaker tub and heated floors.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Family oriented street with community events
- Generously sized principal rooms with open concept plan
- Plenty of natural light throughout
- Large, renovated chef’s kitchen with plenty of storage
- Main floor family room with walkout to backyard
- Large master bedroom with wall-to-wall windows
- Spacious second floor bathroom with large skylight and heated floors
- Second floor laundry room
- Professionally landscaped backyard with flagstone patio and beautiful gardens
- Interlock legal front pad parking with in ground lighting
- Excellent school district: Wilkinson Junior Public School, Jackman Public School (French immersion), Earl Grey Senior Public School and Riverdale Collegiate Institute
- Minutes to downtown with direct access to DVP, Bayview extension and subway line
- Walking distance to Withrow Park, Agnes McPhail Square, Aldwych Park and Langford Parkette
- Close proximity to restaurants, coffee shops and the amenities of Danforth Avenue and Pape Avenue

ADDITIONAL INFORMATION:

Inclusions:	Maytag stainless steel fridge, Bosch stainless steel oven with convection, Bosch gas four burner cooktop, Venmar stainless steel hood fan, dishwasher, Panasonic microwave, Kitchen island, Miele stacked washer and dryer, all electric light fixtures, all window coverings, all California shutters, broadloom where laid, alarm system and equipment (monitoring extra), ductless air conditioning wall unit and equipment, and gas burner and equipment.
Lot:	20.25 feet by 80 feet.
Parking:	Front yard parking.
Heating:	Forced air gas.
Cooling:	Ductless air conditioning.
Taxes:	\$4,017.76 (2016 annual).
Possession:	30 days or to be arranged.

OFFERED FOR SALE AT \$1,179,000

MAIN FLOOR

FOYER

- Tile floor
- Crown moulding
- Pot lights

LIVING ROOM

- Open concept
- Hardwood floor
- Crown moulding
- Pot lights

DINING ROOM

- Open concept
- Hardwood floor
- Crown moulding
- California shutters
- Chandelier

KITCHEN

- Hardwood floor
- Custom cabinetry with Quartz countertop
- Stainless steel appliances
- Slate tile backsplash
- Plenty of counter space
- Double undermount sink
- Pantry with pull out drawers
- Abundance of storage
- Crown moulding
- Pendant lighting

FAMILY ROOM

- Broadloom
- Crown moulding
- Sconces and pendant lighting
- Custom roll down shades
- Walkout to back deck

DEN

- Open concept
- Hardwood floor
- Crown moulding
- Pot lights
- California shutters
- Large window overlooking front porch and garden

CLOSET





SECOND FLOOR

(Skylight)

MASTER BEDROOM

- Broadloom
- Large closet with built-in organizers
- Pot lights
- Spacious with plenty of natural light
- Custom roll down shades
- Wall-to-wall windows overlooking front yard

SECOND BEDROOM

- Broadloom
- Closet
- California shutters
- Chandelier

THIRD BEDROOM

- Broadloom
- Closet
- California shutters
- Walkout to large deck

FOUR PIECE BATHROOM

- Heated Travertine tile floor
- Custom vanity with marble countertop
- Separate shower with glass enclosure
- Rain shower head
- Soaker tub
- High ceilings with large skylight
- Plenty of storage
- Pot lights

LAUNDRY ROOM

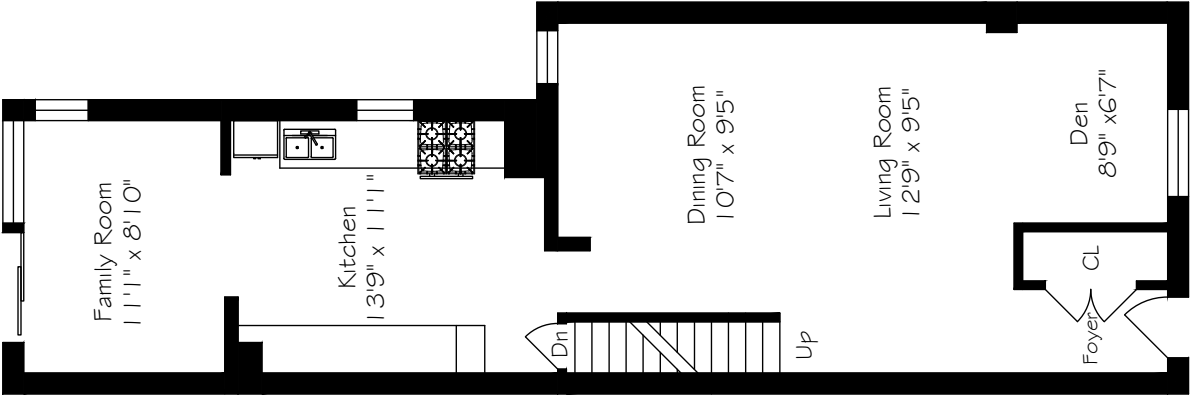
- Stackable Miele washer and dryer

LOWER LEVEL
(Unfinished)

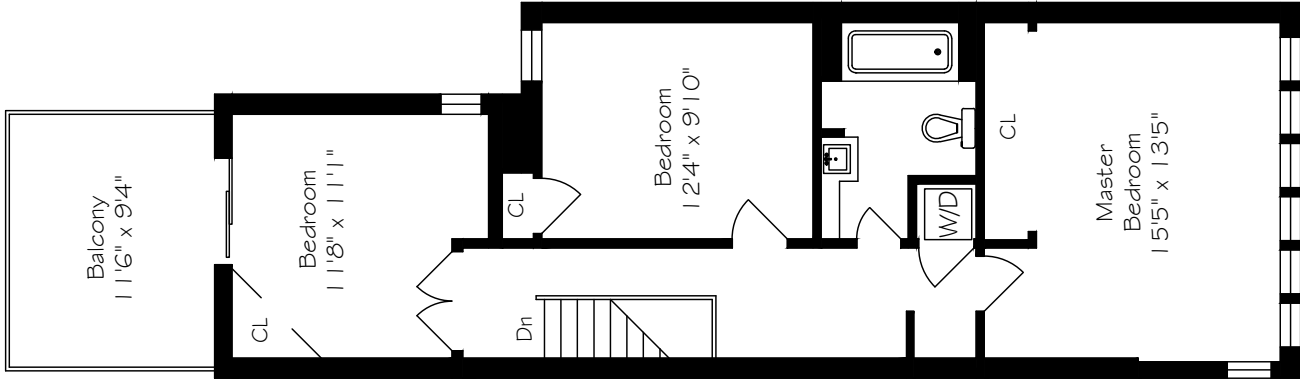
FOUR PIECE BATHROOM



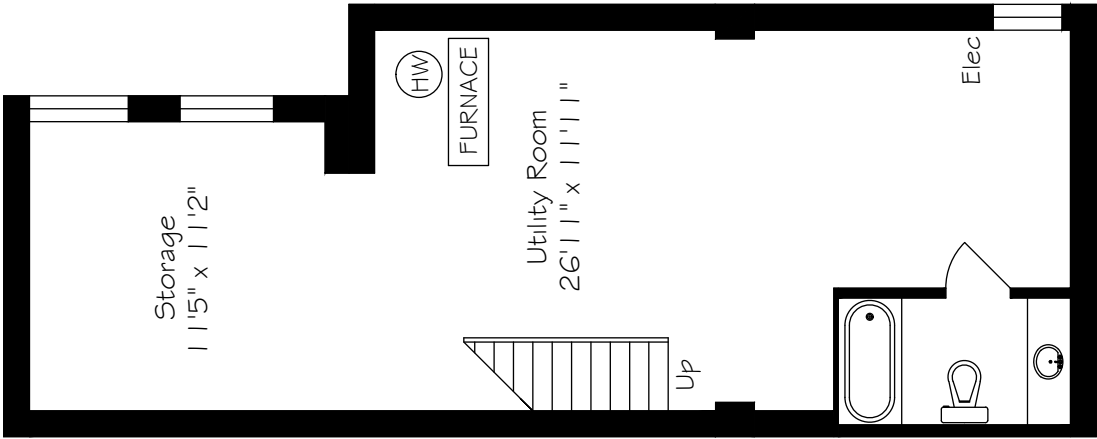
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Main Floor - 796 Square Feet



Second Floor - 785 Square Feet



Lower Level - 662 Square Feet



For more information please visit 98MurielAvenue.com

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