

Welcome to 403 MANOR ROAD EAST

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Well located in prime Davisville Village
- Excellent schools in district: Maurice Cody Junior Public School, Hodgson Senior Public School, North Toronto Collegiate Institute and Northern Secondary School
- Multiple day cares and nurseries in the area
- Walking distance to Davisville Park with splash pad, tennis courts, baseball diamond, farmers market and playground
- Close proximity to the public library and skating rink at Hodgson Public School
- Easy access to restaurants and amenities on Bayview Avenue and Mount Pleasant Road
- A short walk to public transportation
- Easy access to downtown and major highways
- Generous lot width
- Ample parking, rare private drive with space for four cars and a detached garage
- Generous sized back yard with excellent deck and green space
- Large eat-in kitchen overlooking back yard
- Excellent natural light throughout
- Three large bedrooms

MAIN FLOOR

FOYER

- Hardwood floor

LIVING ROOM

- Hardwood floor
- Plate rail
- Large windows overlooking porch and garden
- Overlooks Dining Room

DINING ROOM

- Hardwood floor
- Plate rail
- Large windows
- Overlooking Living Room

KITCHEN

- Eat-in
- Tile backsplash
- Large windows
- Overlooks and walks out to back deck and garden

SECOND FLOOR

MASTER BEDROOM

- Hardwood floor
- Large closet with shelving
- Large windows overlooking back garden

SECOND BEDROOM

- Hardwood floor
- Window

THIRD BEDROOM

- Hardwood floor
- Deep closet
- Very spacious
- Excellent natural light
- Large windows overlooking front garden

THREE PIECE BATHROOM

LARGE LINEN CLOSET WITH BUILT-IN SHELVES

LOWER LEVEL

RECREATION ROOM

- Broadloom
- Panelled walls
- Built-in shelves
- Above grade windows

LAUNDRY/STORAGE/FURNACE ROOM

- Concrete floor
- Panelled walls
- Double laundry sinks
- Two storage closets
- Cold Room storage

ADDITIONAL INFORMATION:

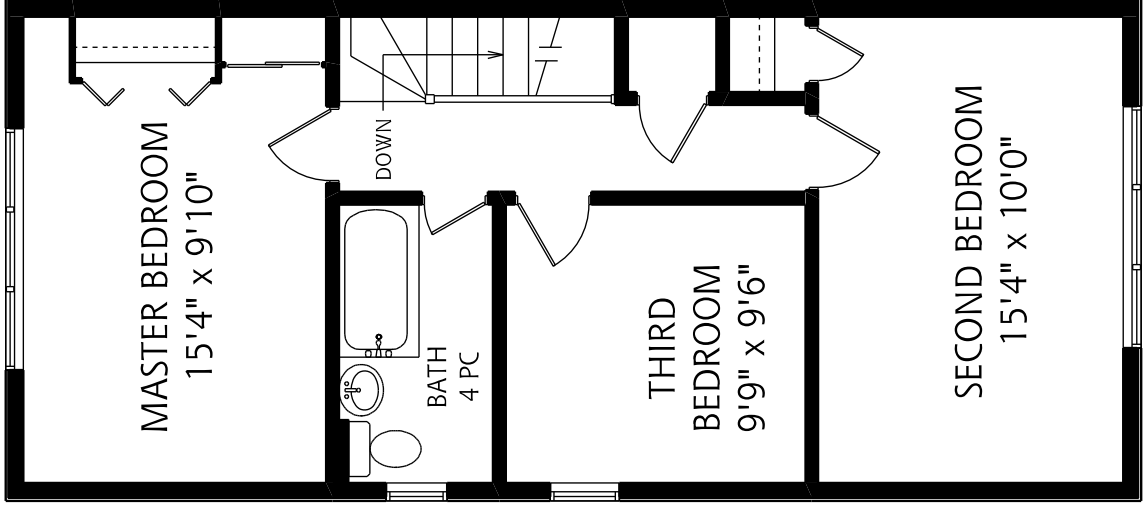
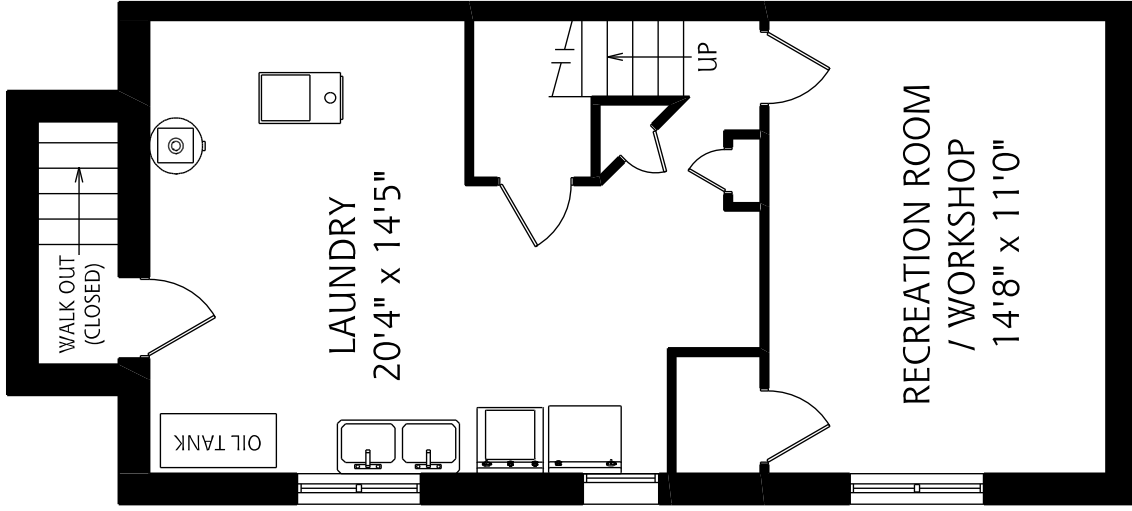
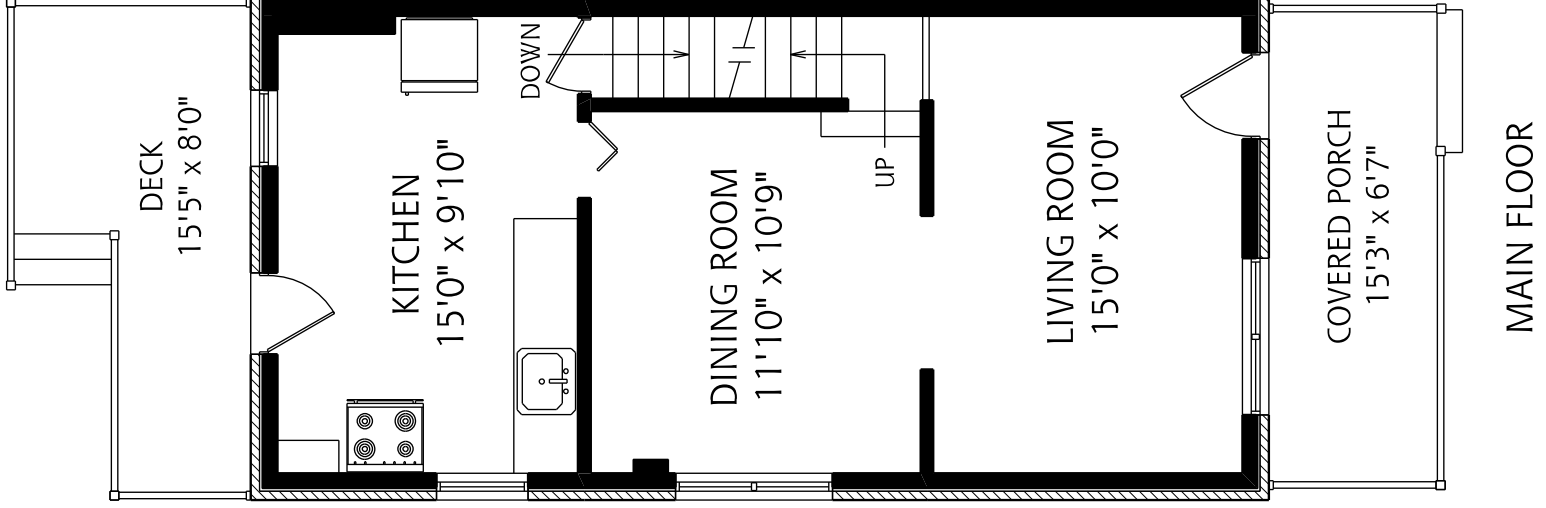
Inclusions:	Maytag refrigerator, Kenmore stove, Kenmore washer and dryer, all electric light fixtures and all window coverings in 'as is' condition.
Lot:	24.92 feet by 125 feet.
Driveway:	Private.
Garage:	Detached.
Heating:	Forced air oil.
Cooling:	Central air conditioning.
Taxes:	\$5,238.20 for 2014.
Possession:	Immediate or to be arranged.

OFFERED FOR SALE AT \$699,000

Cailey

HEAPS ESTRIN

REAL ESTATE SERVICES



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

5 FOOT SCALE