



395 BELSIZE DRIVE

**HEAPS
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REAL ESTATE TEAM

www.395BELSIZEDRIVE.com

ADDITIONAL INFORMATION:

- Inclusions: Samsung stainless steel fridge, General Electric stainless steel five burner oven, General Electric stainless steel built-in microwave and fan, Blomberg stainless steel dishwasher, General Electric washer and dryer, all window coverings (except where excluded), all electric light fixtures (except where excluded), storage shed, swing set in back yard, gas line to barbeque, central air conditioning system and equipment and gas burner and equipment.
- Exclusions: Dining room chandelier, roman blind in second bedroom and television and bracket in living room.
- Lot: 24.50 feet by 125 feet.
- Drive: Mutual driveway.
- Heating: Forced air gas.
- Cooling: Central air conditioning.
- Taxes: \$4,568.78 (annual 2015).
- Possession: July 2015 or to be arranged.
- Note: City tree removed due to disease, new tree to be planted by City.

Offered for Sale at \$899,000



**#1 IN
TORONTO**

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your
BEST MOVE

ROYAL LEPAGE

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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Main Floor

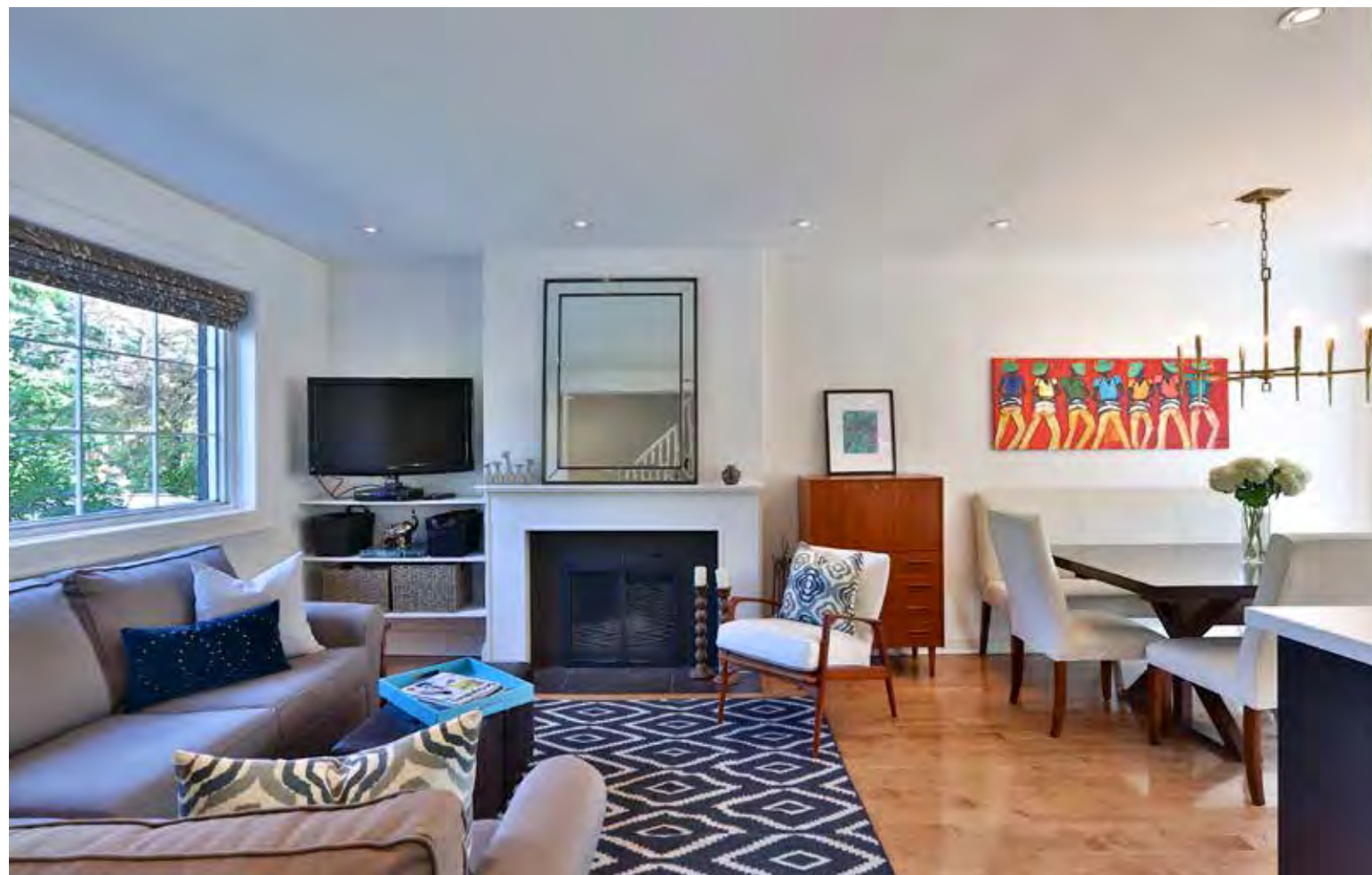
FOYER

- Hardwood floor
- Stained glass window
- Pot lights



LIVING ROOM

- Hardwood floor
- Wood burning fireplace with wood mantle, porcelain surround and custom doors
- Pot lights
- Built-in shelves
- Custom window coverings
- Open to kitchen and dining room
- Overlooks front garden



DINING ROOM

- Hardwood floor
- Pot lights
- Open to living room and kitchen
- Walkout to back deck
- Overlooks back garden

KITCHEN

- Hardwood floor
- Pot lights
- Large island with Caesarstone countertop and built-in storage
- Pendant lighting over island
- Floating display shelves
- Stainless steel appliances
- Custom cabinetry with soft close drawers and cupboards
- Glass subway tile backsplash
- Undermount sink
- Abundance of storage
- Large picture window
- Open to dining room
- Overlooks back deck and garden





Second Floor

(Stained Glass Window)

MASTER BEDROOM

- Hardwood floor
- Closet
- Accent wallpaper
- Large windows overlooking back garden

SECOND BEDROOM

- Hardwood floor
- Built-in double closets with organizers
- Large window overlooking front garden

THIRD BEDROOM

- Hardwood floor
- Built-in double closet with organizers
- Custom window coverings
- Large window overlooking front garden

UPDATED FOUR PIECE BATHROOM

- Custom door
- Floating sink with built-in storage
- Built-in medicine cabinet

LARGE WALK-IN LINEN/STORAGE CLOSET WITH BUILT-IN SHELVES

Lower Level

(Separate Side Entrance)

RECREATION ROOM

- Broadloom
- Pot lights
- Built-in shelves
- Above grade window

STORAGE UNDER STAIRS

UTILITY ROOM

- Concrete floor
- Built-in work bench
- Above grade window

LAUNDRY CLOSET

- Laundry sink
- Built-in shelves
- GE washer and dryer

RENOVATED TWO PIECE BATHROOM



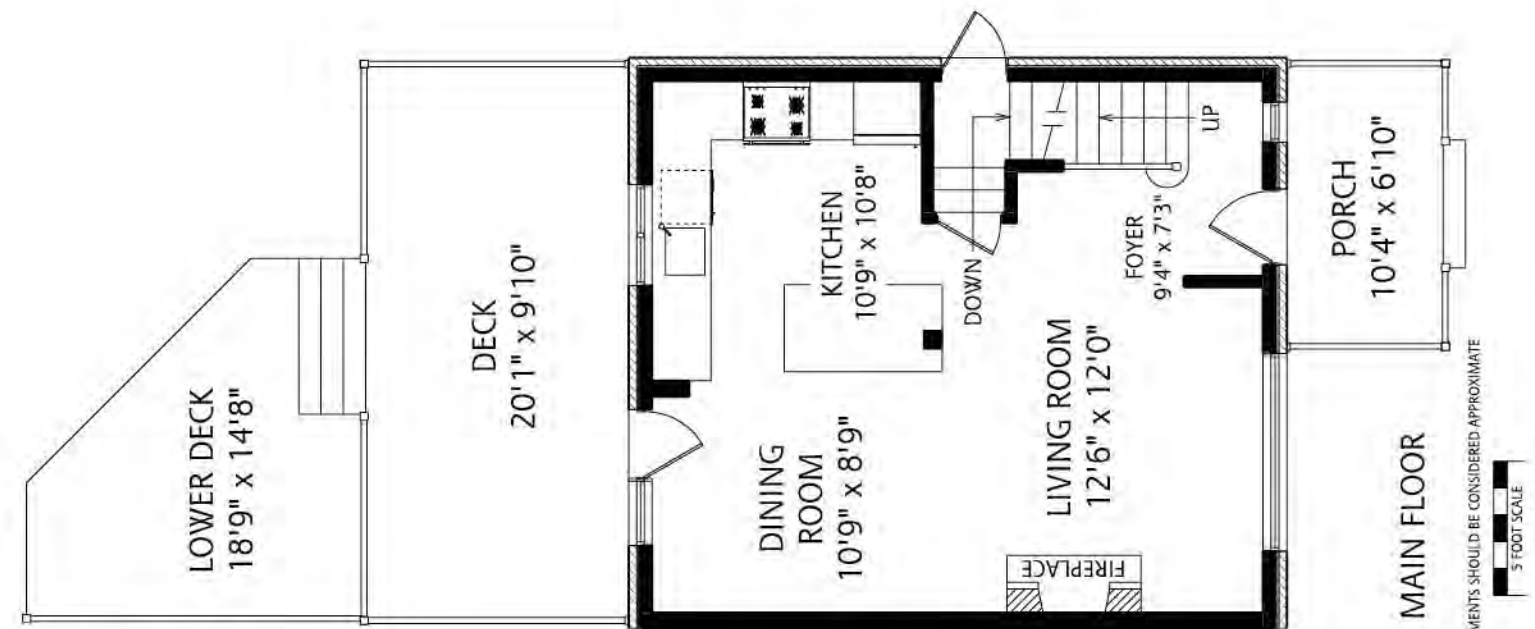
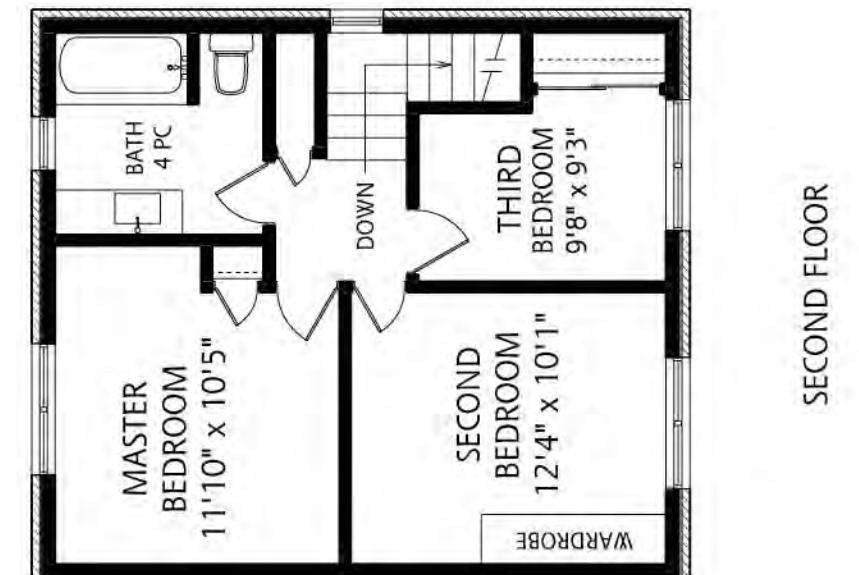
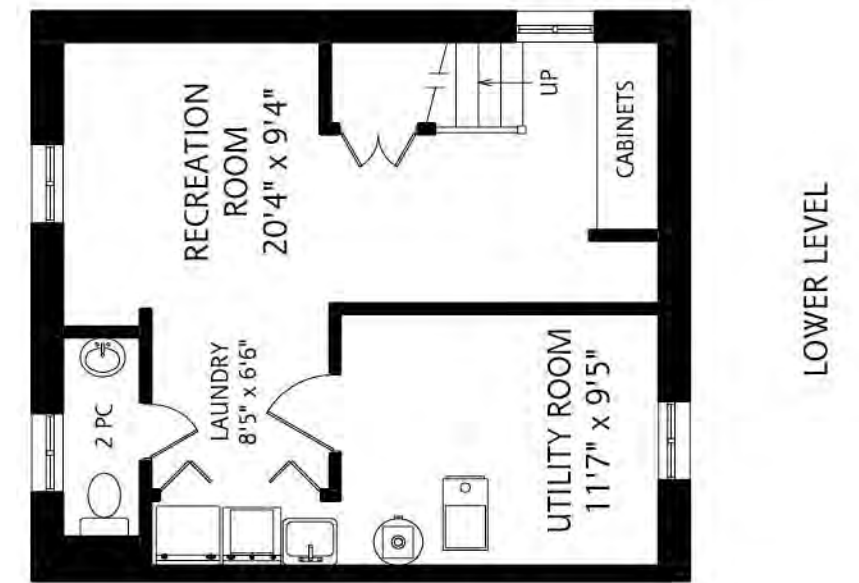
FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Stunning renovation throughout
- Extra wide semi-detached on a great lot
- Well thought-out and designed with impeccable flow
- Tasteful finishes throughout
- Open concept living spaces and outstanding natural light
- Generous room proportions
- Three good bedrooms
- Great storage inside and out
- Finished lower level
- Great outdoor space with two level deck with built-in seating and large grass play area
- Extensive built-in storage under front and back decks
- Professionally landscaped garden
- Well located in vibrant Davisville Village
- Easy access to shops, restaurants and other amenities of Bayview Avenue and Mt. Pleasant Road
- Excellent school district: Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary
- Close to TTC

IMPROVEMENTS:

- New exterior doors (2015)
- Updated second level bathroom (2014)
- New closet in second bedroom (2012)
- New front porch with garbage shed (2012)
- New second storey back deck (2010)
- New sewer connection (2008)
- New closet in third bedroom (2006)
- New roof, soffits and eavestrough (2006)
- Replaced all wiring on second floor (2004)
- Refinished floors on second floor (2004)

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

5 FOOT SCALE