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# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
BEST MOVE



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## 39 CUTHBERT CRESCENT

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Envisage the charm and elegance of this four-bedroom home in one of the city's best neighbourhoods. Large lot, located on a quiet street with an excellent sense of community. The spacious room sizes and great layout create a harmonious balance throughout the home. A beautiful private garden and driveway with double detached garage. Additional detailing such as oiled hardwood floors and new windows add to its charm and character. The region offers excellent schools and quick access to transit and countless amenities on Yonge Street.

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## MAIN FLOOR

### Vestibule

- Tile floor
- Leaded glass window

### Foyer

- Hardwood floor
- Wainscotting

### Living Room

- Hardwood floor
- Gas fireplace flanked by charming built-in display shelves
- Crown moulding
- Bow window
- Leaded glass windows

### Dining Room

- Glass French door entry
- Hardwood floor
- Leaded glass windows
- Bay window
- Plate rail
- Butler's door to kitchen
- Overlooks back garden

### Kitchen

- Hardwood floor
- Tile backsplash
- Valence lighting
- Double sink
- Glass display shelves
- Butler door to dining room
- Overlooks breakfast room and garden

### Breakfast Area

- Large windows
- Open to kitchen
- Walkout and overlooks back garden

### Powder Room





## SECOND FLOOR

(Spacious landing with hardwood floor and gumwood wainscoting)

### Master Bedroom

- Hardwood floor
- Double closet
- Leaded glass windows
- Large windows overlooking back garden

### Second Bedroom

- Hardwood floor
- Closet
- Large windows overlooking front garden

### Third Bedroom (currently used as Family Room)

- Hardwood floor
- Fireplace
- Large windows overlooking front garden

### Fourth Bedroom (currently used as Office)

- Hardwood floor
- Double closet
- Large windows overlooking back garden

### Renovated Four Piece Bathroom

- Heated tile floor
- Pot lights
- Vanity with Caesarstone countertop
- Built-in medicine cabinet
- Glass tile accent

### Linen Closet



## LOWER LEVEL

(Separate Side Entrance)

### Recreation Room

- Broadloom
- Double closet
- Pot lights

### Three Piece Bathroom

### Fifth Bedroom (currently used as Office)

- Broadloom
- Closet
- Pot light – just one
- Above grade window

### Laundry/Storage Room

- Concrete floor
- Washer and dryer
- Above grade window

### Large Walk-in Storage Room

- Concrete floor
- Built-in shelves
- Above grade window

### Storage Under Stairs

### Two Double Closets





### FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Charming and elegant four bedroom home
- Well located in a vibrant midtown neighbourhood – recently voted one of the city’s best neighbourhoods
- Quiet street, excellent sense of community
- Excellent room sizes and layout
- Oiled oak hardwood floors throughout (except kitchen which is maple)
- Beautiful and very private garden
- Private driveway with detached garage
- Lower level thermally insulated (except laundry room/workroom and walk-in storage room)
- Mostly new windows
- Easy access to shops, restaurants and other amenities of Yonge Street
- Close to June Rowlands Park, Oriole Park and Hodgson Public Park
- Excellent school district: Davisville Junior Public School, Hodgson Senior Public School, North Toronto Collegiate and Northern Secondary School
- Public transit at doorstep with easy access to Davisville and Eglinton subway stations

### IMPROVEMENTS:

- New gas water heater (2015)
- New garage roof (2013)
- New split system air condition unit (2012)
- Updated second floor bathroom (2012)
- New high efficiency furnace (2011)
- Replaced under floor drain piping (2010)
- Waterproofed exterior basement walls (2008 & 2009)
- Copper plumbing throughout

### ADDITIONAL INFORMATION:

**Inclusions:** Maytag fridge, KitchenAid stove, Maytag dishwasher, Samsung washer and dryer, all electric light fixtures, all window coverings, split system air conditioning unit and equipment and gas boiler and equipment.

**Rental Items:** Hot water tank.

**Exclusions:** Freezer in lower level.

**Lot:** 34 feet by 125 feet.

**Drive:** Private driveway with detached garage

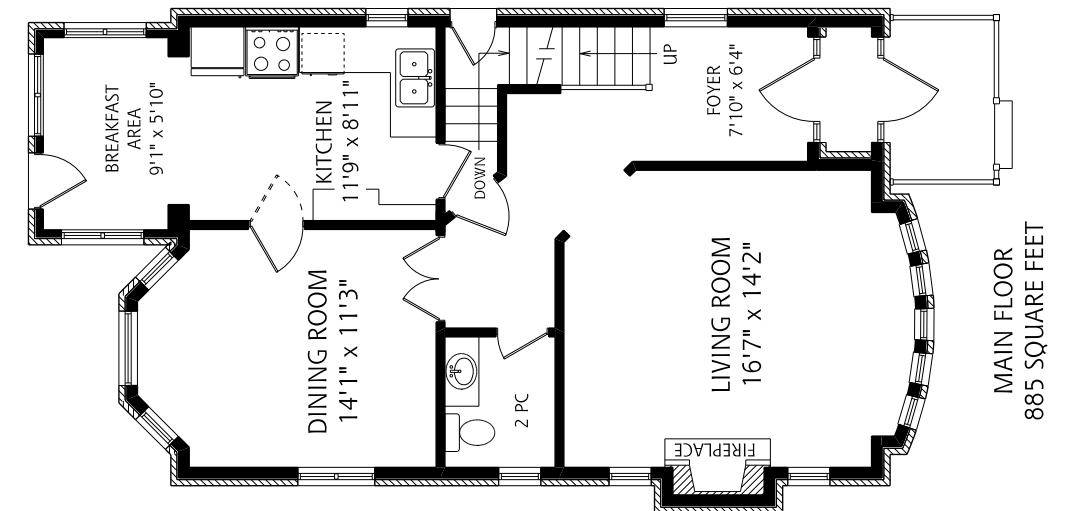
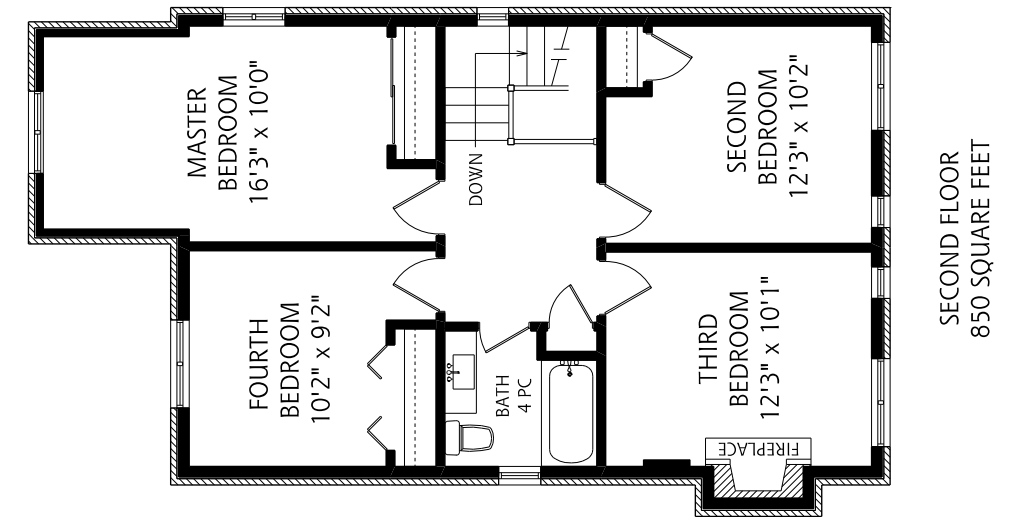
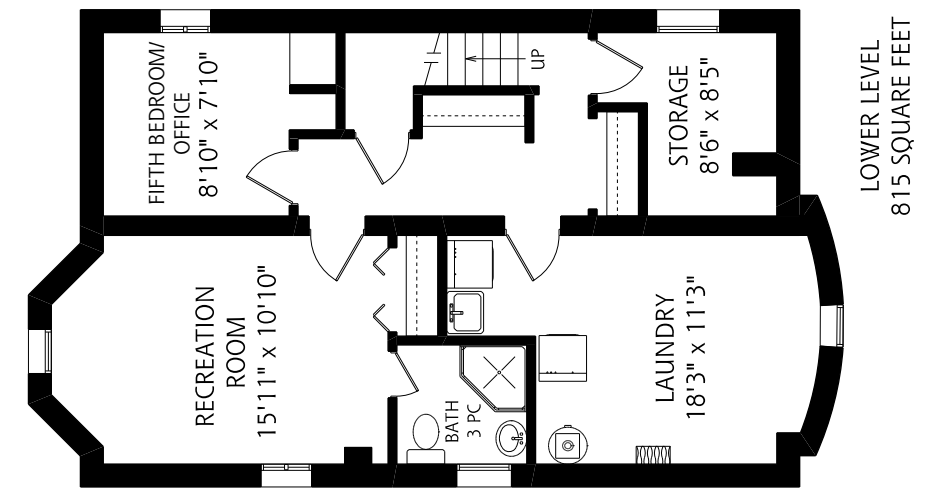
**Heating:** Hot water gas.

**Cooling:** Split system air conditioning.

**Taxes:** \$6,121.11 (2015 annual).

**Possession:** To be arranged.

**OFFERED FOR SALE AT \$1,350,000**



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