



www.130HILLSDALEAVENUEWEST.com

HEAPS ESTRIN

REAL ESTATE TEAM

your
BEST MOVE



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Welcome to this charming home in the highly coveted Chaplin Estates neighbourhood. Renovated kitchen and bathrooms. Spacious rooms with good flow throughout. Master bedroom with walk-in closet and ensuite bathroom. Excellent finished lower level with separate entrance and guest suite. Private driveway and landscaped garden. Easy access to transit and walking distance to excellent parks, private & public schools and other amenities.



MAIN FLOOR

Mudroom/Vestibule

- Slate floor
- Closet
- Leaded glass window

Foyer

- Hardwood floor
- Leaded glass window

Living Room

- Hardwood floor
- Wood burning fireplace with marble surround and wood mantle
- Bay window with leaded glass
- Crown moulding
- Pot lights
- Built-in speakers
- French doors
- West wall wired for plasma with surround sound

Dining Room

- Hardwood floor
- Door to kitchen
- Built-in speakers
- Plate rail
- French doors to deck

Kitchen

- Renovated
- Ceramic tile floor
- Custom cabinetry with granite countertops
- Valance lighting
- Tumbled marble backsplash
- Breakfast bar
- Pot lights
- Stainless steel appliances
- Pantry
- Double undermount sink
- Walkout to deck

Powder Room





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Walk-in closet with built-in organizers
- Crown moulding
- Overlooks front yard

Three Piece Ensuite Bathroom

- Marble floor
- Pot lights
- California shutters
- Pedestal sink
- Oversized glass shower

Second Bedroom

- Hardwood floor
- Closet with organizers
- Overlooks front yard

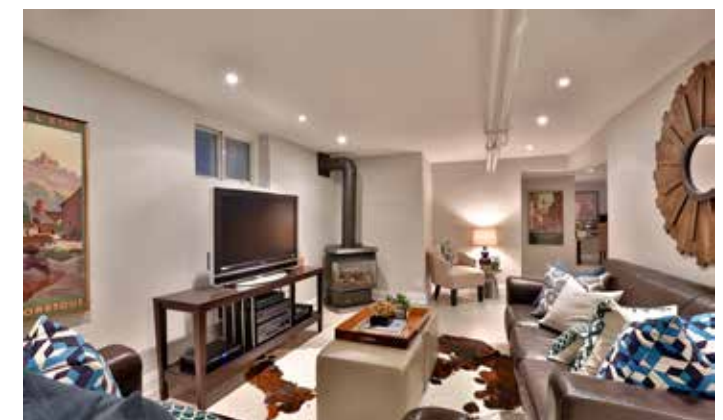
Third Bedroom

- Triple exposure
- Hardwood floor
- California shutters
- Overlooks backyard

Four Piece Bathroom

- Limestone floor
- Marble countertop with undermount sink
- Shower/tub combination with subway tile and marble surround
- Adjustable shower head on sliding bar
- Built-in vanity

Linen Closet



LOWER LEVEL (Separate Side Entrance)

Family Room

- Tile floor
- Gas fireplace
- Pot lights
- Surround sound entertainment system
- Above grade windows

Fourth Bedroom

- Tile floor
- Pot lights
- Entrance to storage/utility room

Renovated Three Piece Bathroom

- Tile floor
- Vanity with moulded rectangular sink
- Pot lights
- Above grade window

Laundry Room

Storage Under Stairs

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Charming, renovated home in desirable Chaplin Estates
- Originally four bedrooms converted to three bedrooms
- Renovated kitchen and bathrooms
- Main floor powder room
- Spacious bedrooms
- Master bedroom with walk-in closet and ensuite bathroom
- Finished lower level with separate entrance, bedroom, family room and bathroom
- Private driveway
- Private, landscaped garden with Trex deck, built-in cedar bench and built-in speakers
- Gas hookup for barbecue
- Cedar shed for storage
- Easy access to TTC/subway
- Walk to the many amenities of Yonge and Eglinton and the Davisville area
- Walking distance to North Toronto Memorial Recreation Centre, Eglinton Park and Davisville Park
- Close to Upper Canada College, St. Clement's, Bishop Strachan and Greenwood private schools.
- Excellent school district: Oriole Park Junior Public School, Hodgson Senior Public School, North Toronto Collegiate Institute and Northern Secondary School

IMPROVEMENTS:

- New tile floor in mudroom (2015)
- Front porch redone (2015)
- New shower in lower level (2015)
- New tile floor in kitchen and powder room (2015)
- New vanity in master ensuite 2015)
- New KitchenAid stainless steel dishwasher (2015)
- Backflow valve installed (2014)
- New Trex deck - (maintenance free) with custom built-in cedar bench (2013)
- New tile floor in lower level (2012)
- West and north walls of lower level waterproofed (2003)

ADDITIONAL INFORMATION:

Inclusions: Amana stainless steel fridge with bottom freezer, Jenn-Air downdraft cooktop with gas stove, KitchenAid built-in stainless steel dishwasher, all window coverings (except where excluded), all California shutters, mirrors in second floor and lower level bathrooms, built-in speakers, all electric light fixtures, all built-ins, shed in backyard, alarm system (monitoring extra), central vacuum system and equipment, Space Pak air conditioning system and equipment, supplementary electric baseboard heater and gas boiler and equipment.

Note: Play structure negotiable.

Exclusions: Sonos sound equipment and window coverings in master bedroom.

Rental Items: Hot water tank.

Lot: 30 feet by 100 feet.

Parking: Private driveway - accommodates two small cars or one larger vehicle.

Heating: Hot water gas.

Air Conditioning: Space Pak air conditioning.

Taxes: \$6,819.66 (2015 annual).

Possession: Flexible.

OFFERED FOR SALE AT \$1,395,000

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