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REAL ESTATE TEAM

*your*  
BEST MOVE

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**69 SORAUREN AVENUE**

Bright and spacious detached home in the highly desirable Roncesvalles area. The versatile floor plan offers great flow while maintaining the original character of the home. Fully renovated throughout with high ceilings and plenty of storage. Professionally landscaped and peaceful backyard. Walking distance to parks and paths along the waterfront, all minutes from the many great shops and restaurants on Queen Street West and Roncesvalles Avenue.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Conveniently located in highly desirable Roncesvalles neighbourhood
- Fantastic feel and character – versatile floor plan
- Original character intact
- Great flow with main floor ideal for everyday living and entertaining
- Renovated kitchen with lots of natural light
- Exceptionally spacious and bright – nicely updated
- High ceilings throughout
- Lots of storage
- Professionally landscaped and quiet backyard
- Walking distance to local parks and the recreational paths and parks along Toronto's waterfront
- Wonderful tree lined streets
- Steps to Parkdale Public Library, High Park Public Library, Queen Street West and King Street West
- Steps to Queen Street West and King Street West and Roncesvalles Avenue
- Close to trendy restaurants and vibrant shopping district
- Easy access to TTC
- Minutes from downtown
- In district for Fern Avenue Junior and Public School, St. Vincent de Paul Catholic Elementary School and Western Technical-Commercial School

## IMPROVEMENTS:

- Professionally landscaped front and back gardens (2014)
- Extension of back yard deck with walkout from kitchen (2013)
- Installed outdoor motion detector security light (2013)
- New Mitsubishi ductless air conditioning systems, two exterior and three interior units – rated at 3 tons of cooling (2013)
- New California shutters and custom blinds throughout (2013)
- New main staircase, runner from Elite (2013)
- Original door hardware restored throughout (2013)
- Installed pot lights on main and second floor hallways (2013)
- New Greentek heat recovery ventilator (2013)
- Main waterline converted to copper, city to house (2013)
- New eavestroughs with leaf guards (2012)
- New roof, ten year warranty on shingles (2012)
- Asbestos removed around pipes in lower level (2012)
- Home extensively renovated in (2011/2012)

## ADDITIONAL INFORMATION:

**Inclusions:** Stainless steel Whirlpool French door fridge with bottom freezer, stainless steel General Electric Profile five burner gas stove, stainless steel Frigidaire built-in microwave with exhaust, stainless steel Maytag built-in dishwasher, Maytag washer and dryer, all electric light fixtures (except where excluded), all window coverings (except where excluded), all drapery rods, all California shutters, water filtration system, OTA roof top antenna, Greentek home ventilation system, sump pump and equipment, three Mitsubishi split system air conditioning units and equipment and tankless high efficiency gas boiler and equipment.

**Exclusions:** Light fixtures in living room, dining room, second bedroom, third bedroom and window coverings in third bedroom.

**Rental Items:** Hot water tank.

**Lot:** 26.5 feet by 125 feet.

**Heating:** Hot water gas.

**Cooling:** Three split system air conditioning units.

**Taxes:** \$6,717.35(annual 2016).

**Possession:** July 8, 2016 or to be arranged.

# OFFERED FOR SALE AT \$1,289,000

## MAIN FLOOR

### Vestibule

- Marble tile floor
- High ceiling
- Frosted glass door

### Foyer

- Engineered hardwood floor
- Closet
- Pot lights

### Living Room

- Engineered hardwood floor
- High ceiling
- Wood burning fireplace with wood mantel, stone surround and built-in mirror (currently not in use by sellers)
- California shutters
- Original lead side windows
- Updated front window overlooking garden
- Open to dining room
- Overlooks front garden

### Dining Room

- Engineered hardwood floor
- High ceiling
- Original lead bay windows
- California shutters
- Open to living room

### Kitchen

- Engineered hardwood floor
- High ceiling
- Lots of natural light
- Custom cabinetry with stone countertops
- Large island with granite countertop – seating for three
- Pendant lighting over island
- Glass and stone backsplash
- Built-in pantry
- Double undermount sink
- Stainless steel appliances
- California shutters
- Butler staircase to second floor
- Walkout to private deck

### Mudroom

- Ceramic tile floor
- Exposed brick
- Overlooks backyard
- Walkout to deck

### Powder Room





## SECOND FLOOR

### Hallway

- Engineered hardwood floor
- High ceiling
- Storage under stairs

### Second Bedroom

- Engineered hardwood floor
- High ceiling
- Closet
- California shutters

### Third Bedroom

- Engineered hardwood floor
- High ceiling
- Closet
- Custom blackout blinds
- Overlooks backyard

### Fourth Bedroom (currently used as family room)

- Engineered hardwood floor
- High ceiling
- Closet
- Bay window
- California shutters
- Overlooks front yard

### Four Piece Bathroom

- Ceramic tile floor
- Pot light
- Built-in vanity with stone countertop
- Built-in shelving



## THIRD FLOOR

### Master Bedroom

- Engineered hardwood floor
- Closet
- South exposure

### Four Piece Ensuite

- Ceramic tile floor
- Walk-in closet with built-in drawers
- Closet
- His and hers sinks with stone countertops
- Wall sconces
- Built-in vanity table with stone countertop
- Soaker tub with stone surround

### Fifth Bedroom (currently used as dressing room)

- Engineered hardwood floor
- Closet
- Custom blinds
- Overlooks front yard

## LOWER LEVEL

(Separate Side Entrance)

### Unfinished

- Large, unfinished space - a great opportunity to customize to suit your needs.

### Laundry Room

### Utility Room/Storage Room

### Storage Room



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