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# *your* BEST MOVE

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179 RUMSEY ROAD

Beautifully renovated home in prime South Leaside location. Features include, open concept living and dining room, renovated kitchen, main floor family room, master with ensuite bathroom, finished lower level, private garden and huge deck. This home shines, a true gem just steps away from Trace Manes Park, Bessborough school, Leaside High School, the library, TTC, Leaside Village and the future LRT. Great lot size would also allow for re-development.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Warm and inviting four bedroom family home in prime south Leaside
- Surrounded by beautiful, mature trees on a quiet street
- Freshly painted interior
- Large foyer with two wall-to-wall closets
- Hardwood floors throughout
- Open concept living and dining room
- Kitchen with breakfast bar and plenty of storage
- Main floor family room with custom built-in cabinetry
- Renovated second floor bathroom
- Master bedroom with four piece ensuite and his and hers closets
- Second and third bedroom double closets converted into custom desks
- Charming second floor office
- Separate side entrance
- Finished lower level with recreation room, music room, bathroom and an abundance of storage space
- Private driveway with parking for two cars
- Backyard ideal for entertaining with large deck and complete privacy
- Excellent school district; Bessborough Drive Elementary and Middle School and Leaside High School
- Walking distance to Trace Manes Park, the library, Leaside arena and swimming pool and all of the amenities of Bayview Avenue
- Excellent access to public transportation

## ADDITIONAL INFORMATION:

**Inclusions:** Stainless steel KitchenAid French door fridge with ice maker, stainless steel, stainless steel KitchenAid four burner gas stove, stainless steel Nexstyle hood fan, stainless steel Bosch dishwasher, microwave, fridge/freezer in lower level, Samsung side by side front load washer and dryer, all window coverings, all electric light fixtures, air conditioning system and equipment and gas burner and equipment.

**Exclusions:** Electric fireplace in living room (negotiable).

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Rental Item:** Hot water tank.

**Lot:** 31 feet by 134 feet.

**Driveway:** Private driveway.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Taxes:** \$6,315.59 (2016 annual).

**Possession:** June 30th or to be arranged.

# OFFERED FOR SALE AT \$1,800,000

## MAIN FLOOR

### Foyer

- Slate floor
- Two double closets with custom interiors
- Pot lights

### Living Room

- Hardwood floor
- Fireplace with wood mantle
- Crown moulding
- Open concept
- Overlooks front garden

### Kitchen

- Hardwood floor
- Centre island with granite countertop and seating for four
- Stone backsplash
- Built-in wine rack
- Plenty of storage
- Pot lights
- Overlooks family room, deck and back garden

### Dining Room

- Hardwood floor
- Crown moulding
- Built-in shelving
- Open concept

### Family Room

- Hardwood floor
- Custom built-in cabinetry
- Pot lights
- Overlooks deck and back garden
- Walkout to stunning deck







## SECOND FLOOR

### Master Bedroom

- Hardwood floor
- Crown moulding
- His and hers closet
- Overlooks back garden

### Four Piece Ensuite

- Tile floor
- Built-in vanity
- Plenty of storage

### Second Bedroom

- Hardwood floor
- Double closet converted into desk space, easily converted back
- Double exposure with lots of natural light

### Third Bedroom

- Hardwood floor
- Double closet converted into desk space, easily converted back
- Built-in shelves

### Fourth Bedroom (currently used as office)

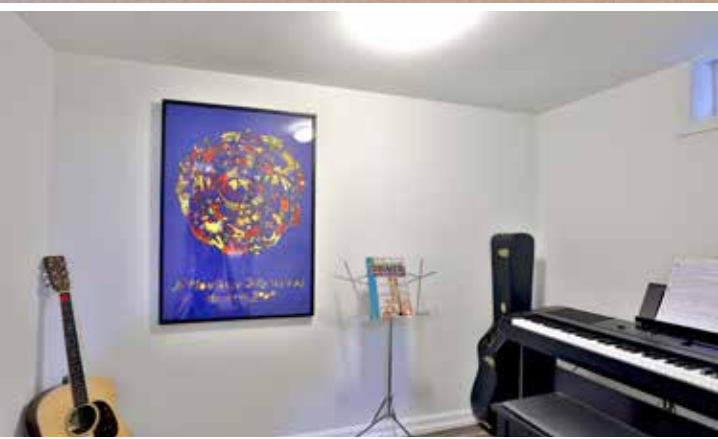
- Hardwood floor
- French glass doors
- Built-in bench
- Overlooks front garden

### Renovated Three Piece Bathroom

- Tile floor
- Shower with glass enclosure and rain shower head
- Built-in vanity







## LOWER LEVEL

(Separate side entrance)

### Recreation Room

- Broadloom
- Pot lights
- Above grade windows

### Music Room

- Laminate wood floor
- Above grade window

### Two Piece Bathroom

### Utility Room

Huge crawl space offering an abundance of storage

