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your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



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256 WILLOW AVENUE

A lovely three bedroom beach home with alluring curb appeal. Renovated kitchen and bathrooms. Finished lower level. Charming covered front porch and oversized back deck are perfect for entertaining. Fenced in backyard with private drive and built-in garage. Easy walk to the lake, boardwalk and the amenities along Queen Street. Excellent schools nearby including Balmy Beach, Glen Ames and Malvern. Good access to the TTC and highway system.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely three bedroom home in fantastic beach community
- Charming covered front porch
- Handsome brick and shingle cedar exterior
- Generous sized principal rooms
- Renovated kitchen and bathrooms
- Main floor family room
- Finished lower level with recreation room and four piece bathroom
- Fully fenced and private backyard with large oak tree
- Oversized wooden back deck – ideal for entertaining
- Beautifully landscaped front and back gardens
- Private driveway with attached garage – parking for three
- Easy walk to the lake, boardwalk, amenities along Queen Street and excellent schools – Balmy Beach, Glen Ames and Malvern
- Good access to TTC and highway system

IMPROVEMENTS:

- Professionally landscaped front and back gardens (2011)
- New interlock driveway (2011)
- Renovated second floor bathroom (2009)
- Renovated kitchen (2007)

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Fisher and Paykel fridge, stainless steel Kitchen Aid gas stove, stainless steel LG built-in dishwasher, stainless steel Panasonic built-in microwave with exhaust fan, stacked Maytag washer and dryer, all electric light fixtures, all window coverings, all custom radiator covers, garden shed, hot water tank, split system air conditioning unit and equipment and gas boiler and equipment.

Exclusions: None.

Lot: 32 feet by 139 feet.

Driveway: Private with detached garage.

Heating: Hot water gas.

Taxes: \$6,033.52 (annual 2016).

Possession: End of July or to be arranged.

OFFERED FOR SALE AT \$1,249,000

MAIN FLOOR

Foyer

- Hardwood floor
- Custom radiator cover

Living Room

- Hardwood floor
- High ceiling
- Plate rail
- Overlooks backyard
- French door walkout to back deck

Dining Room

- Hardwood floor
- Wood burning fireplace (currently not in use)
- Custom radiator cover
- Bay window

Renovated kitchen

- Ceramic tile heated floor
- Custom cabinetry with honed granite countertop
- Faux copper backsplash
- Pantry
- Appliance garage
- Stainless steel appliances
- Large undermount sink
- Large window overlooking backyard

Family Room

- Hardwood floor
- Wood burning fireplace (currently not in use)
- Bay Window





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Double closet
- Built-in shelving
- Custom radiator cover
- Two large windows overlooking deck and backyard

Second Bedroom

- Hardwood floor
- Closet
- Built-in storage closet
- Custom built-in window seat
- Bay window overlooking front garden

Third Bedroom

- Hardwood floor
- Large closet with built-in drawers
- Overlooks front yard

Renovated Four Piece Bathroom

- Heated tile floor
- Separate shower with glass enclosure
- Rain shower head
- Custom vanity with built-in mirror/medicine cabinet
- Custom Silhouette blind

Linen Closet





LOWER LEVEL

Recreation Room

- Broadloom
- Pot lights
- Built-in cabinetry and shelving
- Custom radiator cover
- Access to cold room

Four Piece Bathroom

Laundry Room

- Broadloom
- Built-in cabinetry and shelves
- Pet bath
- Stacked washer and dryer
- Utility closet

Storage Room

Access to Garage

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