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your BEST MOVE

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31 RYKERT CRESCENT

Outstanding location in desirable North Leaside, just steps to Serena Gundy Park. Oversized lot, equivalent to 42.6 feet by 125 feet. Abundance of natural light. Excellent layout for a family; main floor family room, office and powder room. Enjoy this happy home just as it is or create your dream home. Easy access to parks, top rated schools, TTC, LRT, shops and restaurants.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely family home in prime North Leaside neighbourhood
- Generous sized corner lot with private parking and a spacious backyard
- Excellent layout and natural light throughout
- Spacious living room with wood burning fireplace
- Charming family room with walkout to back deck
- Large kitchen with breakfast bar and updated appliances
- Main floor office (originally the dining room)
- Master bedroom with his and hers closets
- Three new skylights
- Conveniently located right across from Serena Gundy Park and close to Sunnybrook Plaza with easy access to ravine walking trails, bike paths and picnic areas
- Close to Sunnybrook Hospital, Holland Bloorview Kids Rehabilitation Hospital, Leaside Arena and Swimming Pool, Curling rink, Trace Manes Park and Community Centre, Places of Worship and the shops and amenities of Bayview and Eglinton Avenue and the Leaside Village on Laird
- Terrific school district: Northlea Elementary and Middle School and Leaside High School, Toronto French School, Crescent School and Glendon College
- Easy access to the TTC and future LRT on Eglinton Avenue.

IMPROVEMENTS:

Main Floor

- 3 ¼" X ¾" hardwood flooring added in family room and dining room (2007)
- New dishwasher, fridge and stove (last 5 years)

Second Floor

- Master Bedroom: closet openings widened and Louver bifold doors installed
- Second Bedroom: closet openings widened and sliding mirror doors installed
- Third Bedroom: closet openings widened and sliding mirror doors installed
- Horizontal blinds added to windows

Lower level recreation room completely renovated in 2007 including:

- New washing machine (March 2017)
- New hot water tank (March 2016)
- New back-water valve (2014/15)
- New dryer (2012)
- New insulation and vapor barrier added
- New drywall installed on walls and ceiling
- Halogen pot lights installed
- New electrical outlets added
- New windows installed
- Horizontal blinds installed
- Sound proofing material added above ceiling
- Carpet installed in recreation room and stairs

Exterior

- New flat roof installed above family room (March 2017)
- New skylights (3) and roofing shingles added to exterior slopes of family room
- All metal flashings associated with flat roof were replaced above family room

ADDITIONAL INFORMATION:

Inclusions: Whirlpool fridge, LG stove, Samsung dishwasher, Panasonic microwave, Samsung washer, General Electric dryer, Viking freezer in lower level, all broadloom where laid, all window coverings and blinds, all electric light fixtures, ceiling fan in family room, built-in floating shelves in family room, central vacuum system and equipment, central air conditioning system and equipment and gas burner and equipment.

Exclusions: None.

Lot: Irregular lot equivalent in size to a lot measuring 42.6 feet by 125 feet. Please see survey.

Driveway: Private driveway, parking for three cars.

Heating: Forced air gas.

Cooling: Central air conditioning.

Rental: Hot water tank.

Taxes: \$6,907.25 (2016 annual).

Possession: July 2017 or to be arranged.

OFFERED FOR SALE AT \$1,800,000

MAIN FLOOR

Foyer

- Ceramic floor
- Closet with mirrored door

Office

- Hardwood floor
- Custom teak wall with sliding doors/pass through to kitchen
- Built-in cabinetry
- Large window overlooking front garden
- Originally the dining room, but now used as main floor office

Living Room

- Broadloom
- Wood burning fireplace with wood mantle, marble surround and tile hearth (currently not in use)
- Crown moulding
- Large windows at either end of the living room

Dining Room

- Ceramic floor
- Skylight
- Glass panel door to kitchen
- Overlooks family room
- Walkout to back garden

Kitchen

- Ceramic tile floor
- Breakfast bar with pass through to office (originally the dining room)
- Laminate countertop and backsplash
- Plenty of storage
- Overlooks dining room

Family Room

- Hardwood floor
- High sloped ceiling
- Attractive floating shelves
- Skylights
- Double exposure overlooking back and front gardens
- Sliding doors with walkout to back patio

Powder Room

- Leaded stain glass window





SECOND FLOOR

Master Bedroom

- Broadloom
- His and hers closets with organizers
- Double exposure windows

Second Bedroom

- Broadloom
- Double mirrored closet with extra storage space and organizers
- Large window overlooking front garden
- Access to attic

Third Bedroom

- Broadloom
- Large mirrored closet with organizer
- Large window

Updated Four Piece Bathroom

- Tile floor
- Built-in vanity

Large Closet for linens and additional storage





LOWER LEVEL

Recreation Room

- Renovated
- Broadloom
- Pot lights
- Above grade windows

Large Storage Closet

Utility/Laundry Room

- Concrete floor
- Washer and Dryer
- Double laundry sink
- Built-in shelves, lots of storage
- Above grade windows

