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your BEST MOVE

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16 LUMLEY AVENUE

Wow! A stylish gem with excellent curb appeal in highly desirable Bennington Heights. Renovated throughout with a fantastic modern West Coast feel. Great flow which includes large principal rooms, beautiful living room with walkout and renovated kitchen with breakfast area. Master bedroom with beamed, vaulted ceiling with renovated ensuite and walkout to treetop balcony. Finished lower level with side entrance. Private driveway with attached double tandem garage. Close to the city's best schools. Short walk to numerous amenities including Evergreen Brick Works. Easy drive downtown and quick access to the highway system.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- A stylish gem in highly desirable Bennington Heights
- Renovated throughout with fantastic modern feel
- Excellent curb appeal
- Abundance of natural light
- Renovated kitchen with breakfast area
- Two wood burning fireplaces
- Master bedroom with renovated ensuite and walkout to balcony
- Finished lower level with separate side entrance
- Beautifully landscaped and very private back garden with pond, waterfall, perennials, lighting and irrigation system
- Private driveway with attached double garage
- Close to the city's best schools – Bennington Heights and in district for Bessborough School for grades 7&8 and Leaside High School
- Entrance to the wonderful ravine system just down the street
- Short walk to the Brickworks Market on the weekend or wind your way through the city on the bike trails
- Walking distance to great parks, the amenities of Bayview Avenue and the shops at the Bayview and Moore plaza
- Good access to TTC
- Easy drive to downtown and quick access to the highway system

IMPROVEMENTS:

- New front door and back sliding glass doors (2014)
- New interior doors (2014)
- Installed retractable screens on all doors (2014)
- Interior painted throughout (2014)
- Chimney re-lined (2014)
- Mullions added to windows (2014)
- New stair runners (2014)
- Opened up main floor?? (2014)
- Updated master bedroom (2014)
- Updated lower level laundry room with new plumbing (2012)
- New Toto toilet in main floor powder room, second floor bathroom and master ensuite(2010)
- Updated main bathroom with new vanity, lighting, radiant heated flooring, new faucets and tiles (2010)
- Updated master ensuite with heated floors (2006)
- Lower level update including: painting, new laundry room flooring, custom built-in cabinets, new fireplace mantle in family room and new halogen lighting (2008)
- New patio (2008)
- Replaced front bedroom windows (2006)
- New front gutters and fascia (2005)
- Kitchen updated with new backsplash, granite counter and faucets (2004)
- Replaced living room and master bedroom patio doors (2004)
- Replaced master bedroom and main bathroom windows (2004)

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Kitchen Aid French door fridge with bottom freezer, stainless steel Kitchen Aid four burner gas stove with Zephyr stainless steel hood, Kitchen Aid built-in dishwasher, Kenmore washer and dryer, all electric light fixtures (except where excluded), all custom built-in cabinetry, built-in banquette in kitchen, automatic garage door opener, central air conditioning system and equipment and gas burner and equipment.

Exclusions: All window coverings, chandelier in third bedroom, wall sconces between living room and dining room and all televisions and wall mounts.

Lot: 47 feet by 122 feet.

Driveway: Private driveway.

Garage: Attached, double garage.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$9,191.31 (2016 annual).

Possession: Summer 2017.

OFFERED FOR SALE AT \$1,995,000

MAIN FLOOR

Foyer

- Radiant heated tile floor
- Large closet
- Pot lights
- Recessed shelving

Living Room

- Hardwood floor
- Wall of South facing windows
- Pot lights
- Custom made Hunter Douglas Silhouette blinds
- Open to dining room
- New sliding double doors with walkout to large wooden deck

Dining Room

- Hardwood floor
- Wood burning fireplace with brick surround and marble hearth
- Crown moulding
- Open to living room
- Overlooks front yard

Kitchen

- Eat-in kitchen
- Hardwood floor
- Pot lights
- Stainless steel appliances
- Double undermount sink
- Granite countertops with built-in breakfast bar
- Valence lighting
- Stone backsplash
- Very bright – windows facing east, west and south

Breakfast Area

- Hardwood floor
- Pot lights
- Custom built-in banquette
- Custom built-in cabinetry with granite countertop
- Overlooks front yard

Powder Room





SECOND FLOOR

Master Bedroom

- Hardwood floor
- Beamed cathedral ceiling
- Two double closets with built-in shelves
- Single closet with built-in shelves
- Overlooks back garden
- Walkout to balcony

Renovated Four Piece Ensuite

- Heated marble floor
- Beamed cathedral ceiling
- Granite countertops
- Large glass shower with built-in bench
- Custom vanity with his and hers sinks
- Linen closet
- Skylight

Second Bedroom

- Broadloom
- Two single closets
- Built-in display nook
- Overlooks front yard

Third Bedroom

- Broadloom
- Two single closets
- East and south exposure
- Overlooks front yard

Four Piece Bathroom

- Heated tile floor
- Built-in vanity with Quartz countertop
- Shower/tub combination with mosaic tile surround



