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your BEST MOVE

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4 BRENDAN ROAD

A phenomenal setting on the ravine with stunning views that change with the seasons. Well located on a quiet cul de sac just steps to the ravine entrance, this home is an absolute treasure. Bright open concept living space opens to garden and ravine. Main floor family room, study and powder room. The master bedroom has private, treetop views. Well renovated lower level with wood burning fireplace. Attached garage. A very rare opportunity to live in complete privacy just minutes to downtown.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely family home in desirable Bennington Heights
- Open concept living and dining room
- Perfect layout for entertaining and everyday living
- Updated kitchen with granite countertop and cork floor
- Main floor office with built-in desk
- Large bedrooms with plenty of closet space and original hardwood flooring under broadloom
- Renovated second floor bathroom
- Laundry chute for main and second floor
- Renovated lower level
- Ample storage space
- Spacious workshop with built-in work bench
- Landscaped front and back gardens
- Beautiful views of the ravine
- Flagstone front walkway and patio
- Private driveway with plenty of parking
- Just steps to one of the city's best schools – Bennington Heights and in district for Bessborough School for grades 7 & 8 and Leaside High School
- The wonderful ravine system, beltline, 9km of walking and cycling trails are just steps away
- 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 the TTC – walk to bus stop on Moore Avenue
- Easy drive to downtown and quick access to the highway system

IMPROVEMENTS:

- Renovated lower level (2012)
- Renovated second floor bathroom (2010)
- New furnace (2010)
- Tree pruning in front and backyard (2009)
- New flagstone at front and professionally landscaped (2008)
- New main floor custom staircase (2004)
- New granite floor in foyer (2004)
- Kitchen updated (cork floor, hardware, repainted cabinets, sink, plumbing, gas line and countertop) (2004)
- Roof replaced (2004)
- Updated powder room (2002) featured on City Line

ADDITIONAL INFORMATION:

Inclusions: GE stainless steel fridge with bottom freezer, Jenn Air glass cook top, Jenn Air built-in electric oven, Boran Microtek hood fan, Miele dishwasher, Maytag washer and dryer, all mirrors, all window coverings, all electric light fixtures, central air conditioning system and equipment and gas burner and equipment.

Exclusions: Three armed light fixture in foyer and drapes in master bedroom.

Lot: 50 feet by 188.18 feet.

Driveway: Private driveway with parking for two cars.

Rental Items: Hot water tank and alarm system (currently deactivated).

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$9,652.26 (2016 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$2,300,000

MAIN FLOOR

(High end wool stair runner, wainscoting)

Foyer

- Granite floor
- Closet

Living Room

- Hardwood floor
- Wood burning fireplace with limestone surround and hearth
- Crown moulding
- Open concept
- Large window
- Overlooks dining room
- Walkout to backyard and ravine

Dining Room

- Hardwood floor
- Crown moulding
- Large window overlooking back garden and ravine

Kitchen

- Cork floor
- Esmeralda granite countertops with double undermount stainless steel sink
- Tile backsplash
- Built-in desk
- Pantry with built-in organizers
- Plenty of storage
- Pot lights

Family Room

- Hardwood floor
- Two double closets
- Floating shelf
- Overlooks front garden

Study

- Hardwood floor
- Built-in desk
- Plenty of storage
- Window with Hunter Douglas blind

Powder Room

- Granite floor
- Pedestal sink
- Built-in storage
- Window with custom roman shade





SECOND FLOOR

(Broadloom and laundry chute)

Master Bedroom

- High end wool carpet
- His and hers closets
- Beautiful views of ravine

Second Bedroom

- High end wool carpet
- Walk-in closet
- Large window overlooking front garden

Third Bedroom

- High end wool carpet
- Two closets
- Window with Hunter Douglas binds

Renovated Three Piece Bathroom

- Heated porcelain tile floor
- Custom built-in vanity with granite countertop
- Separate shower with glass enclosure and porcelain surround
- Handsgrove shower head and faucet
- Large mirror
- Restoration Hardware sconce, make up mirror and hand and towel bar
- Pot lights

Linen Closet





LOWER LEVEL

(Cork floor on landing)

Separate Side Entrance

Renovated Recreation Room

- Walnut laminate floor
- Wood burning fireplace with stone surround
- Crown moulding
- Wired for in-wall speakers
- Pot lights
- Above grade windows with Hunter Douglas blinds

Workshop/Utility Room

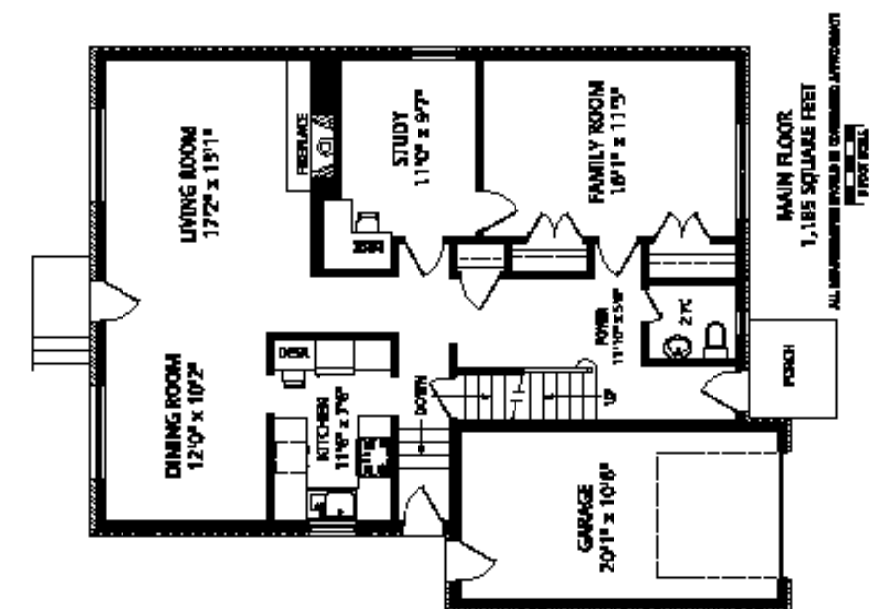
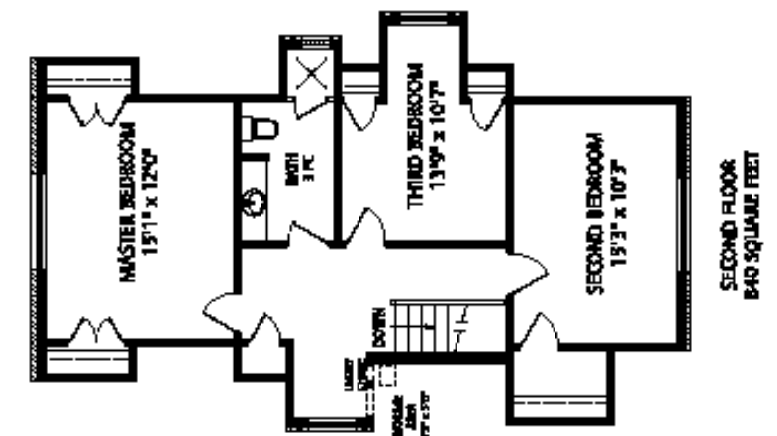
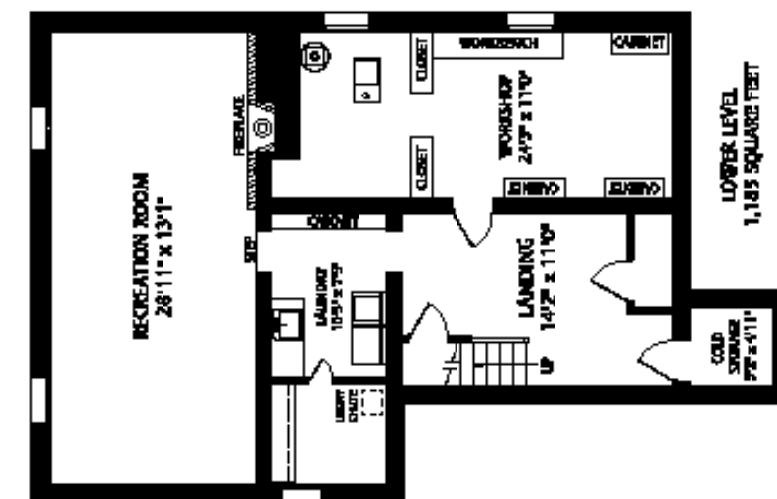
- Concrete floor
- Large built-in workbench
- Abundance of storage

Laundry Room

- Ceramic tile floor
- Closet with laundry chute
- Counter with custom built-in cabinetry
- Plenty of storage
- Laundry sink
- Floating shelf
- Pot lights
- Above grade window

Cold Storage Room

Storage Under Stairs



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ALL DIMENSIONS ARE APPROXIMATE
BASED ON CURRENT APPROXIMATE
FOOTING