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# *your* BEST MOVE

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33 HEDDINGTON AVENUE

A fabulous three bedroom family home in the desirable Allenby neighbourhood. Updated throughout with the original character maintained. The home offers an abundance of natural light as well as hardwood floors, wainscoting and numerous other impressive details. Main floor family room with walkout to sun filled back deck. Large master bedroom with wall-to-wall closet. Excellent public school district – Allenby Public School. Short walk to shops, restaurants and the subway.

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## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Fabulous three bedroom family home in desired Allenby neighbourhood
- Original character maintained throughout including original French glass doors and crystal door knobs
- Mechanically updated
- Abundance of natural light
- Wainscoting and hardwood floors
- Stainless steel appliances
- Heated floors in all bathrooms
- Plenty of storage
- Breakfast area
- Main floor family room with walkout to back deck
- Large Master bedroom with wall-to-wall closet
- Finished lower level with recreation room and nanny suite/office
- Cold storage in lower level
- Detached garage
- Close proximity to North Toronto Community Centre
- Excellent public school district: Allenby Junior Public School, Glenview Senior
- Public School, North Toronto Collegiate Institute
- Short walk to shops, restaurants, and subway on Eglinton West and Yonge and Eglinton.
- Future LRT on Eglinton Avenue

## IMPROVEMENTS:

2015

- Central vacuum equipment updated
- Nest thermometer system installed (controlled electronically or by iPhone)

2014

- Installed split air conditioning system in family room
- Installed electronic garage door with remote and key pad entry
- Buried electrical wiring to garage
- Replaced all exterior doors

2013

- New back deck
- New fence

2012

- South west lower level corner waterproofed
- Garage re-shingled

2011

- Custom radiator covers
- Updated wiring throughout
- Updated windows
- Installed gas line for stove
- New ceiling fans
- New stainless steel appliances
- Granite countertops in kitchen and bathrooms
- Heated floors in bathrooms
- Custom glass shower door installed
- New broadloom throughout
- Asbestos removed from pipes

## ADDITIONAL INFORMATION:

**Inclusions:** Stainless steel Samsung French door fridge with bottom freezer, stainless steel four burner gas stove, stainless steel range hood, stainless steel Panasonic microwave, stainless steel Kenmore built-in dishwasher, Whirlpool washer, Inglis dryer, all window coverings (except where excluded), all electric light fixtures, Kenmore central vacuum system and equipment, two split system air conditioning units and equipment and gas boiler and equipment.

**Exclusions:** Drapes in family room, bedrooms and lower level and two sets of wall hooks in master bedroom.

**Lot:** 25 feet by 110.66 feet.

**Driveway:** Mutual driveway with detached garage and legal front pad parking.

**Heating:** Hot water gas.

**Cooling:** Two split system air conditioning units.

**Taxes:** \$6,150.48 (2016 annual).

**Possession:** July 17, 2017.

# OFFERED FOR SALE AT \$1,699,000

## MAIN FLOOR

### Foyer

- Hardwood floor
- Closet
- Wainscoting

### Living Room

- Hardwood floor
- Original French door entry
- Wood burning fireplace with wood mantle
- Crown moulding
- Open to dining room
- Leaded glass windows with double exposure

### Dining Room

- Hardwood floor
- Wainscoting
- Crown moulding
- Open to family room and kitchen

### Kitchen

- Stone tile floor
- Granite counter top with double undermount sink
- Valence lighting
- Breakfast bar
- Stainless steel appliances
- Recessed shelving
- Built-in pantry
- Pot lights
- Open to dining room and breakfast area

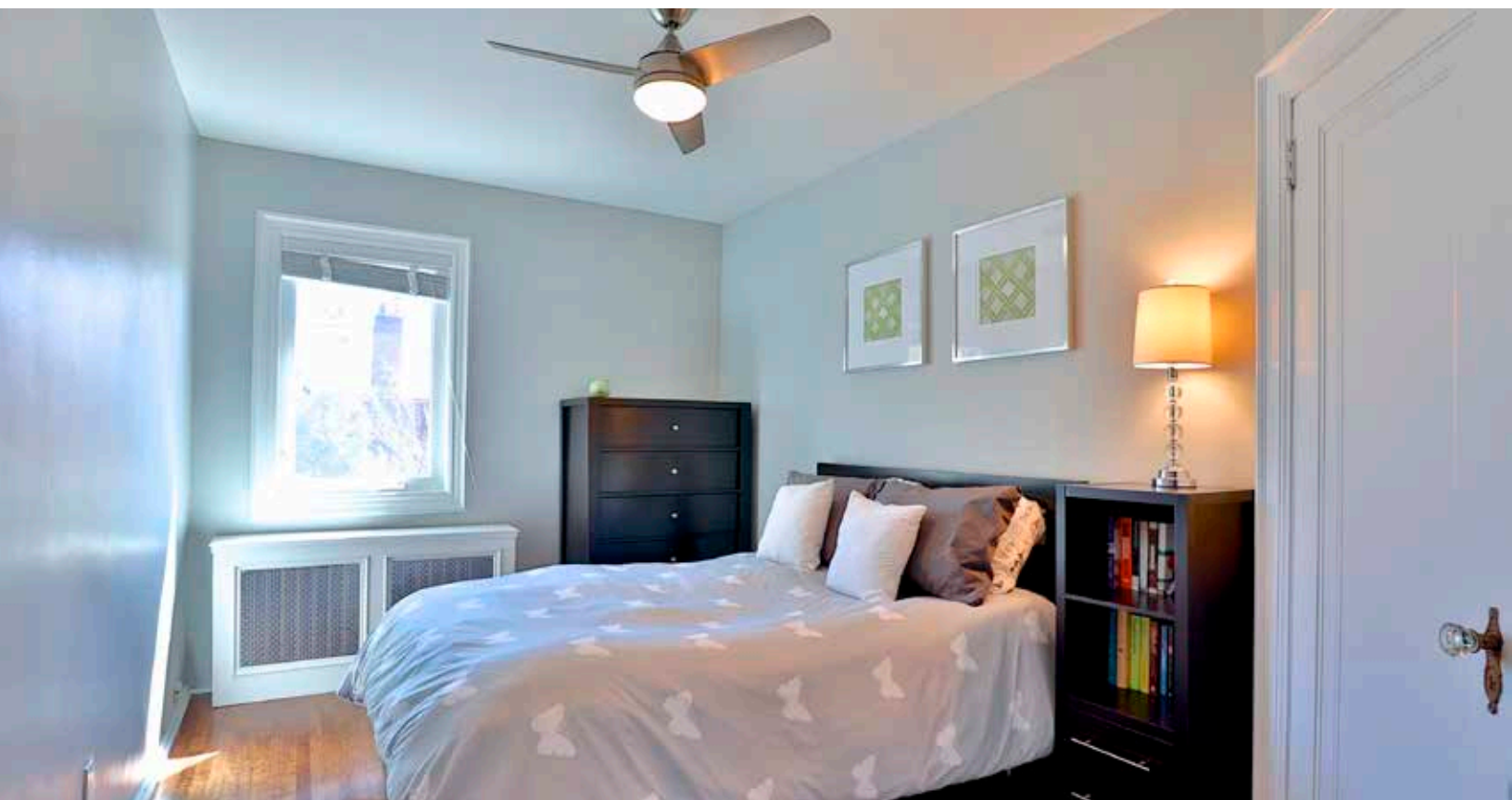
### Breakfast Area

- Stone tile floor
- Double exposure
- Pot lights
- Open to family room and kitchen
- Overlooks back garden

### Family Room

- Stone tile floor
- Built-in cabinets
- Pot lights
- Walkout to back deck





## SECOND FLOOR

### Master Bedroom

- Hardwood floor
- Wall-to-wall closets with built-in organizers
- Crown moulding
- Original leaded windows
- Abundance of natural light
- Overlooks front garden

### Second Bedroom

- Hardwood floor
- Large closet
- Overlooks back garden

### Third Bedroom

- Hardwood floor
- Closet
- Overlooks back garden

### Four Piece Bathroom

- Heated tile floor
- Granite countertop with undermount sink
- Bathtub with tile surround and custom glass door
- Medicine cabinet

### Two Linen Closets

### Original Built-in Drawers



## LOWER LEVEL

(Separate side entrance)

### Plenty of Storage

### Recreation Room

- Broadloom
- Pot lights
- Above grade windows

### Fourth Bedroom (currently used as office)

- Broadloom
- Closet
- Pot lights

### Laundry Room

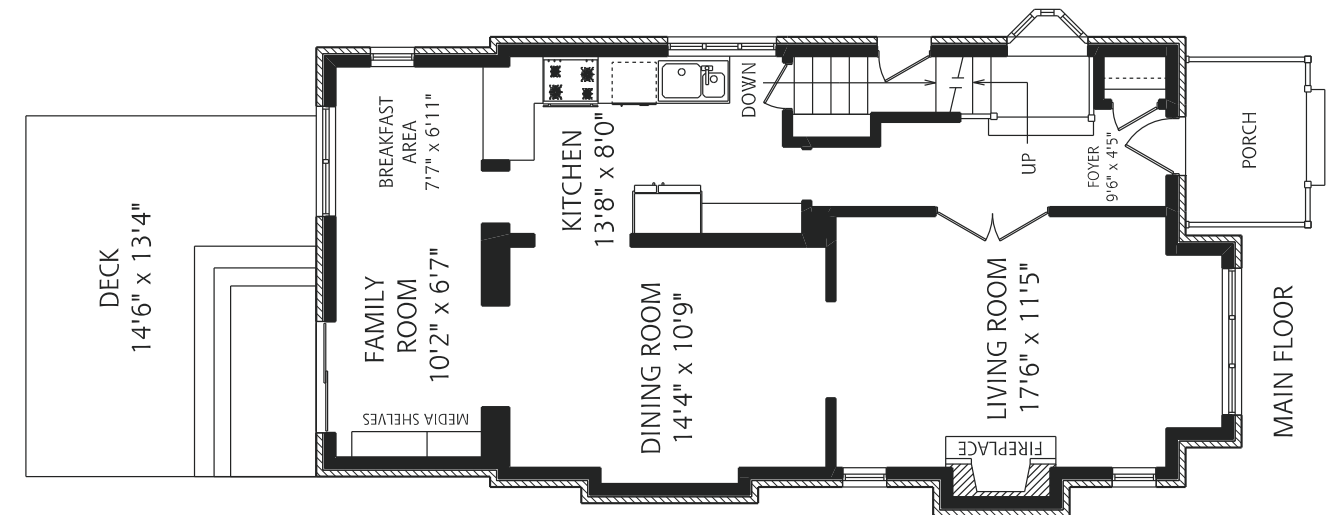
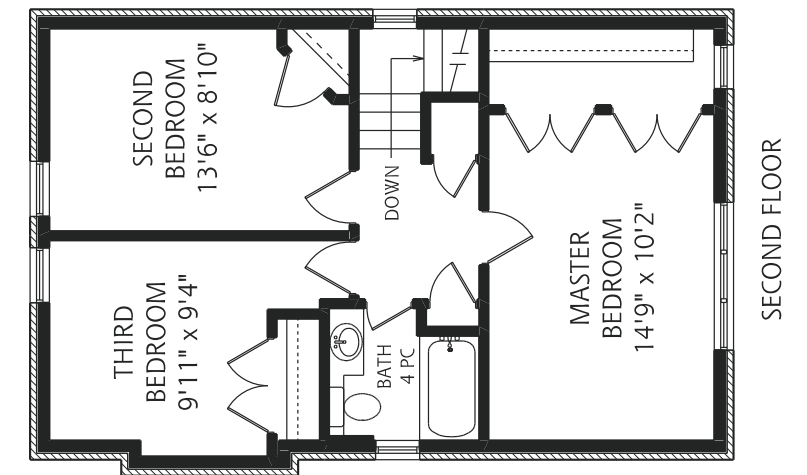
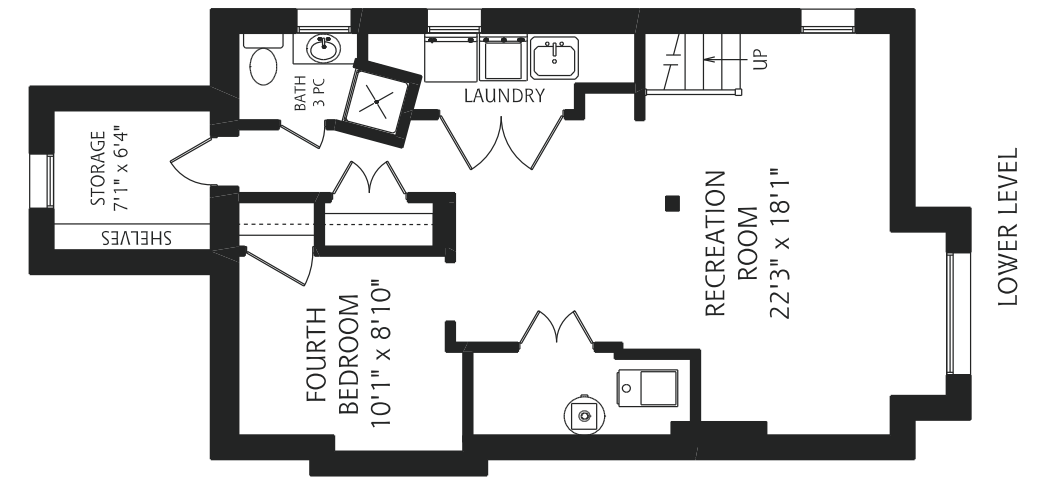
- Laundry sink
- Above grade window

### Cold storage

- Built-in shelving
- Above grade window

### Three Piece Bathroom

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE  
5 FOOT SCALE