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79 CAMERON CRESCENT

The ideal location on a quiet, dead end street where kids can play out front. Nicely tucked away in one of Toronto's top neighbourhoods, this charming family home offers a peaceful location within minutes of the many amenities of Bayview Avenue and Eglinton Avenue. Surprisingly spacious, this is a great family home. Main floor family room addition with basement below, built to support the addition of a master suite off the second floor. Treed views from the family room. Finished lower level with walkout to private garden. Rare double tandem garage. In district for Bessborough School & Leaside High.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Wonderful detached family home in South Leaside
- Prime position on the street where kids can play out front
- Original character intact including hardware, glass knobs, gumwood and leaded glass windows
- Good sized principal rooms
- Rear addition built to support master suite addition
- Charming family room with bay window and seating area
- Well proportioned bedrooms
- Second bedroom with walkout
- Recreation room with walkout to back garden
- Separate side entrance
- Private backyard with beautiful gardens
- Soffit exterior lighting
- Plenty of storage in double garage
- Excellent schools in district: Bessborough Elementary and Middle School, St. Anselm's School and Leaside High School
- Pedestrian entrance at the end of the street to park and Leaside High school
- Walking distance to the many amenities of Bayview and the plaza at Bayview and Eglinton Avenue and Laird
- Close proximity to shops, restaurants, the library, Leaside arena and swimming pool
- Steps to fabulous parks including Howard Talbot Park, Sandy Bruce Park and Trace Manes Park and Community Centre
- Short distance to TTC and future LRT

Note, family room addition built to support possible master suite addition

IMPROVEMENTS:

- New interlock in back patio (2016)
- Removal of knob & tube (2016)
- New dishwasher (2013)
- New flat roof on back family room (2011)
- Water service and pressure improvement (2009)
- New gas furnace and air conditioning (2008)
- New roof on garage (2005)
- Two piece bathroom installed in lower level (2004)
- New roof on main home (2003)

ADDITIONAL INFORMATION:

Inclusions: Kenmore fridge/freezer, True Temp four burner electric stove/oven, LG dishwasher, Panasonic microwave, freezer in lower level, Kenmore washer and dryer, all window coverings, all electric light fixtures (except where excluded), air conditioning system and equipment and gas burner and equipment.

Exclusions: Two black light fixtures in main floor family room.

Lot: 27.33 feet by 135 feet.

Driveway: Private driveway, parking for two cars. Additional parking in double garage.

Rental Item: Hot water tank.

Heating: Forced air gas.

Cooling: Central air conditioning.

Rental Item: Hot water tank.

Taxes: \$7,450.75 (2016 annual).

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$1,995,000

MAIN FLOOR

(Original gum wood paneling and leaded glass windows)

Foyer

- Solid wood front door
- Stone tile
- Original gumwood baseboards and trim
- Crown moulding
- Closet with interior light

Living Room

- Hardwood floor
- Gas fireplace with wood mantle, marble surround and tile hearth
- Floating shelves
- Crown moulding
- Original gumwood baseboards and trim
- Bay window overlooking front garden

Dining Room

- Hardwood floor
- Crown moulding
- Wainscoting
- Butlers door to kitchen

Kitchen

- Marmoleum floor
- Granite countertop with double undermount stainless steel sink
- Glass tile backsplash
- Large built-in pantry
- Butlers door to dining room

Pantry/Storage

- Built-in cabinets
- Built-in with glass shelves
- Window

Family Room

- Hardwood floor
- Bay window with seating area
- Two closets
- Walkout to back garden

Four Piece Bathroom

- Tile floor
- Separate shower with glass enclosure
- Vanity
- Bathtub with tile surround
- Medicine cabinet
- Floating glass shelf
- Pot light





SECOND FLOOR

(Original gumwood wainscoting with leaded glass window)

Master Bedroom

- Hardwood floor
- Closet
- Crown moulding
- Lead glass window overlooking front garden

Second Bedroom

- Hardwood floor
- Closet
- Double exposure
- Walkout

Third Bedroom

- Hardwood floor
- Closet

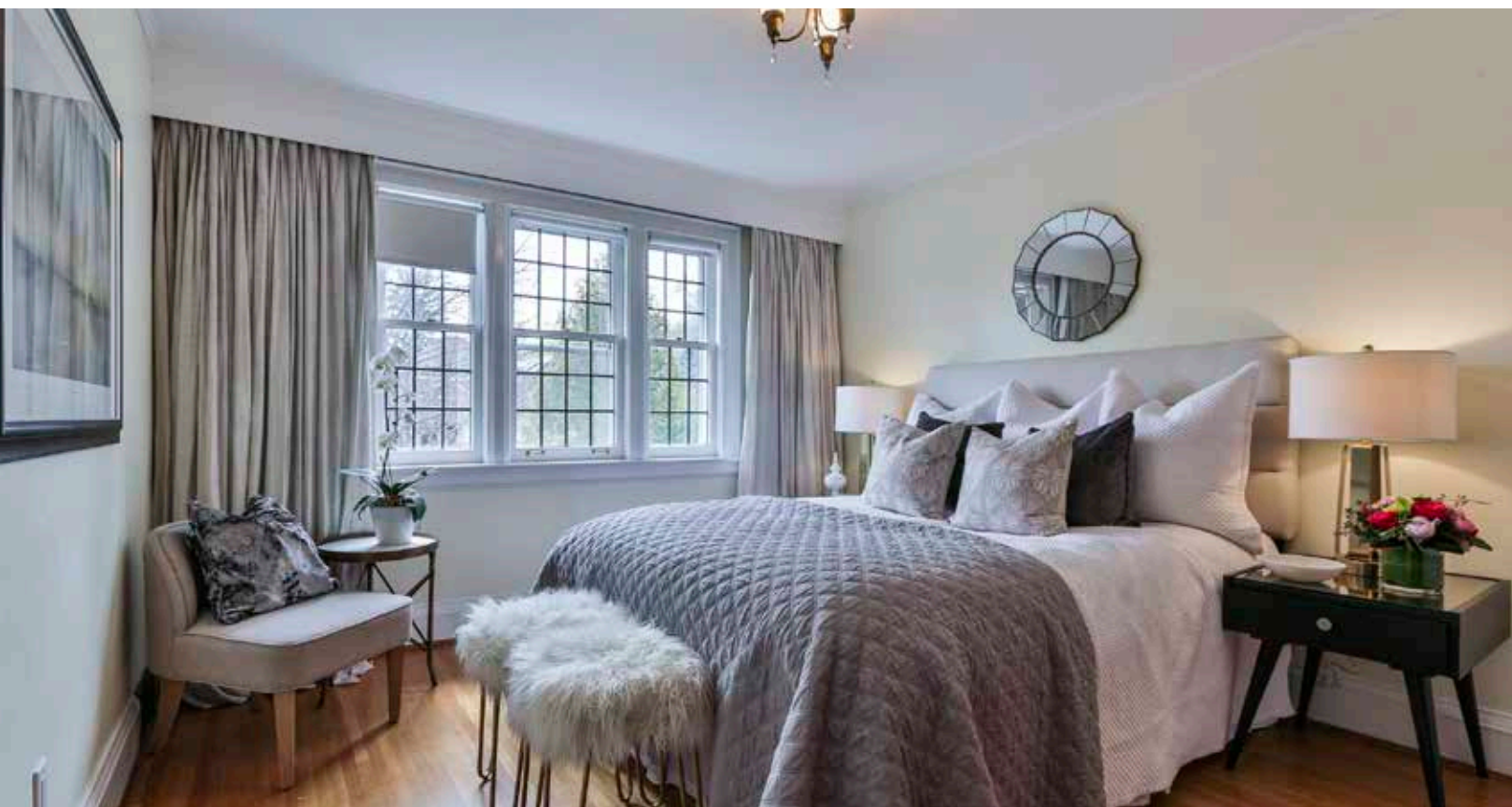
Four Piece Bathroom

- Tile floor
- Bath/shower combination with tile surround
- Pedestal sink
- Medicine cabinet
- Floating shelf
- Leaded glass window

Closet

Linen closet with built-in organizers

*Note, family room addition built to support possible master suite addition





LOWER LEVEL

(Separate side entrance)

Recreation Room

- Broadloom
- Walkout to back garden
- Above grade windows

Fourth Bedroom

- Wide plank pine floor
- Built-in bookshelf with glass cabinets
- Pot lights
- Above grade window

Laundry Room

- Linoleum floor
- Large laundry sink
- Built-in shelf
- Access to storage room
- Above grade window

Furnace Room

- Built-in workshop with drawers
- Plenty of storage
- Above grade window

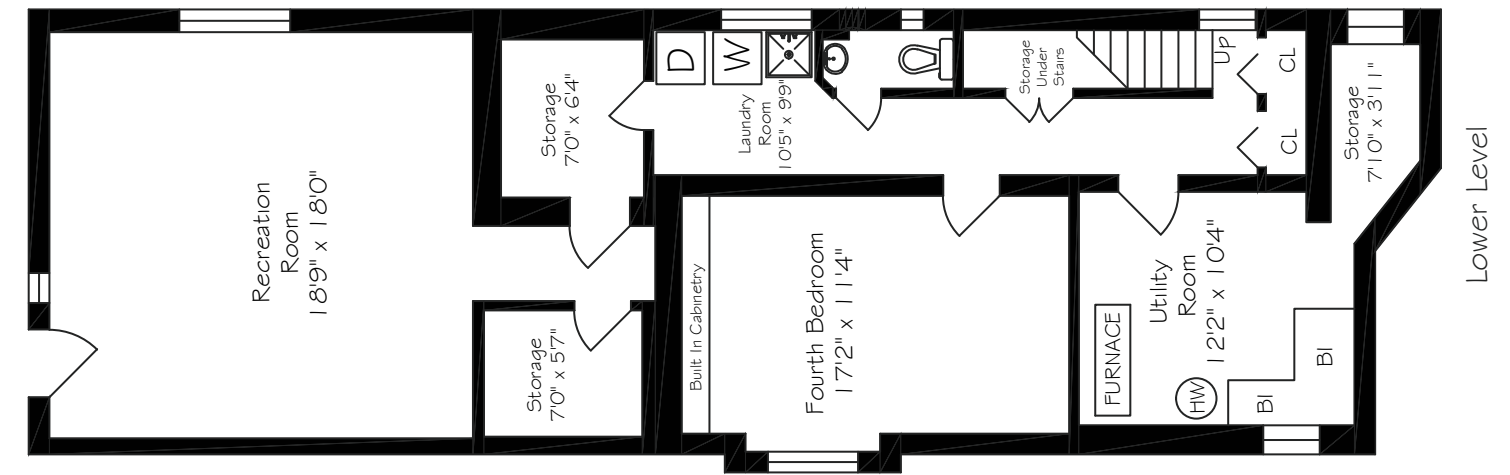
Two Piece Bathroom

Large Cedar Closet

Storage Under Stairs

Storage Room

Cold Cellar



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