HEAPS ESTRIN
REAL ESTATE TEAM

41 HOYLE AVENUE

Davisville Village

FEATURE SHEET

EVERY MOVE MATTERS

41 HOYLE AVENUE

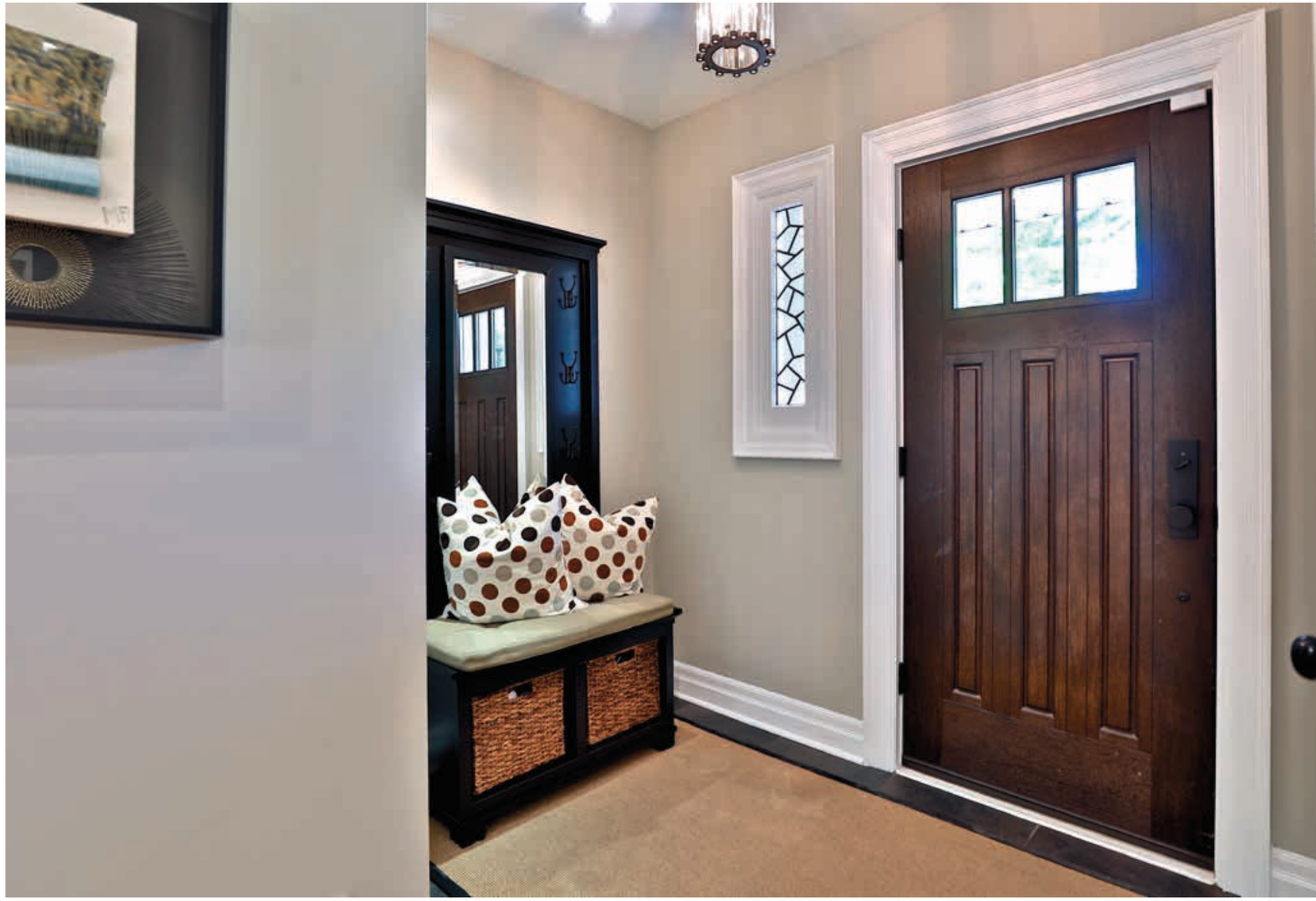
An outstanding home in the heart of Davisville Village. Completely renovated with a fabulous open concept layout, an impressive kitchen and spacious family room. Oversized master retreat with a large walk-in closet and spa like bathroom. Well finished lower level with guest suite and office. Ample storage throughout. A dreamy back garden with an expansive deck and an outstanding yard. Short walk to Bayview and Mount Pleasant. Fabulous Maurice Cody school district. Easy access to TTC.

FEATURES

- Wonderful detached family home in highly desirable Davisville Village
- Quiet street where kids play out front
- Plenty of natural light
- Generous sized principal rooms
- Spacious living room with leaded glass bay window
- Dining room with walkout to large back deck
- Large kitchen with plenty of storage and stainless steel appliances
- Open concept kitchen and family room with gas fireplace
- Main floor powder room
- Three good sized bedrooms
- Master bedroom with large walk-in closet and stunning five piece ensuite
- Finished lower level with recreation room, guest suite, office and four piece bathroom
- Beautiful front and back gardens
- Irrigation system
- Alarm system
- Front pad parking
- Walk to the many shops and amenities of Bayview Avenue and Mount Pleasant Road
- Walking distance to numerous recreational activities including: skating at Hodgson Senior Public School, tennis, splash pad, baseball diamond, playground and farmer's market at Davisville Park
- Excellent schools: Maurice Cody Junior Public School, Hodgson Senior Public School and Northern Secondary School. Multiple day cares and nursery schools as well
- Easy access to public transportation

MOST RECENT IMPROVEMENTS

- New master bedroom ensuite
- Front and rear landscaping
- Irrigation system in front and back gardens
- New shed
- Stone on front steps
- Pot lights on first floor and master bedroom
- Renovated lower level



MAIN FLOOR

Foyer
- Spacious
- Tile floor
- Large closet
- Pot lights
- Leaded glass window

Living Room
- Hardwood floor
- Wallpaper accent wall
- Pot lights
- Custom window coverings
- Leaded glass bay window
- Overlooking front garden

Dining Room
- Hardwood floor
- Pot lights
- Custom window coverings
- Open to kitchen and family room
- Walkout to large back deck

Powder Room
- Tile floor
- Pedestal sink
- Pot lights

MAIN FLOOR

Kitchen

- Hardwood floor
- Large island with stone countertop and ample seating
- Stainless steel appliances
- Mosaic marble backsplash
- Built-in cookbook shelving
- Glass display shelves
- Double undermount sink
- Double pantry
- Extensive storage
- Valence lighting
- Pot lights
- Open to dining and family room

Family Room

- Hardwood floor
- Gas fireplace with wood mantle
- Wall scones
- Pot lights
- Custom window coverings
- Open to kitchen and dining room
- Overlooks back deck and garden

Mudroom

- Separate side entrance
- Tile floor
- Built-in hooks
- Direct access from driveway

SECOND FLOOR

Master Bedroom
- Oversized
- Broadloom
- Large walk-in closet with built-in organizers
- Pot lights
- Custom window coverings
- Large windows with beautiful green views

Five Piece Master Ensuite
- Heated hexagon marble floor
- Vanity with his and hers sinks, marble countertop and built-in storage
- Large separate shower with rain showerhead and marble surround
- Large tub with marble surround
- Two wall sconces
- Pot lights
- Custom window coverings
- Green views

SECOND FLOOR

Second Bedroom
- Broadloom
- Large double closet
- Overlooks front garden

Third Bedroom
- Broadloom
- Large double closet
- Overlooks front garden

Renovated Four Piece Bathroom
- Tile floor
- Large vanity with stone countertop
- Large tub/shower combination with tile surround

Linen Closet

LOWER LEVEL

Separate Side Entrance

Recreation Room
- Broadloom
- Double closet
- Pot lights
- Above grade windows

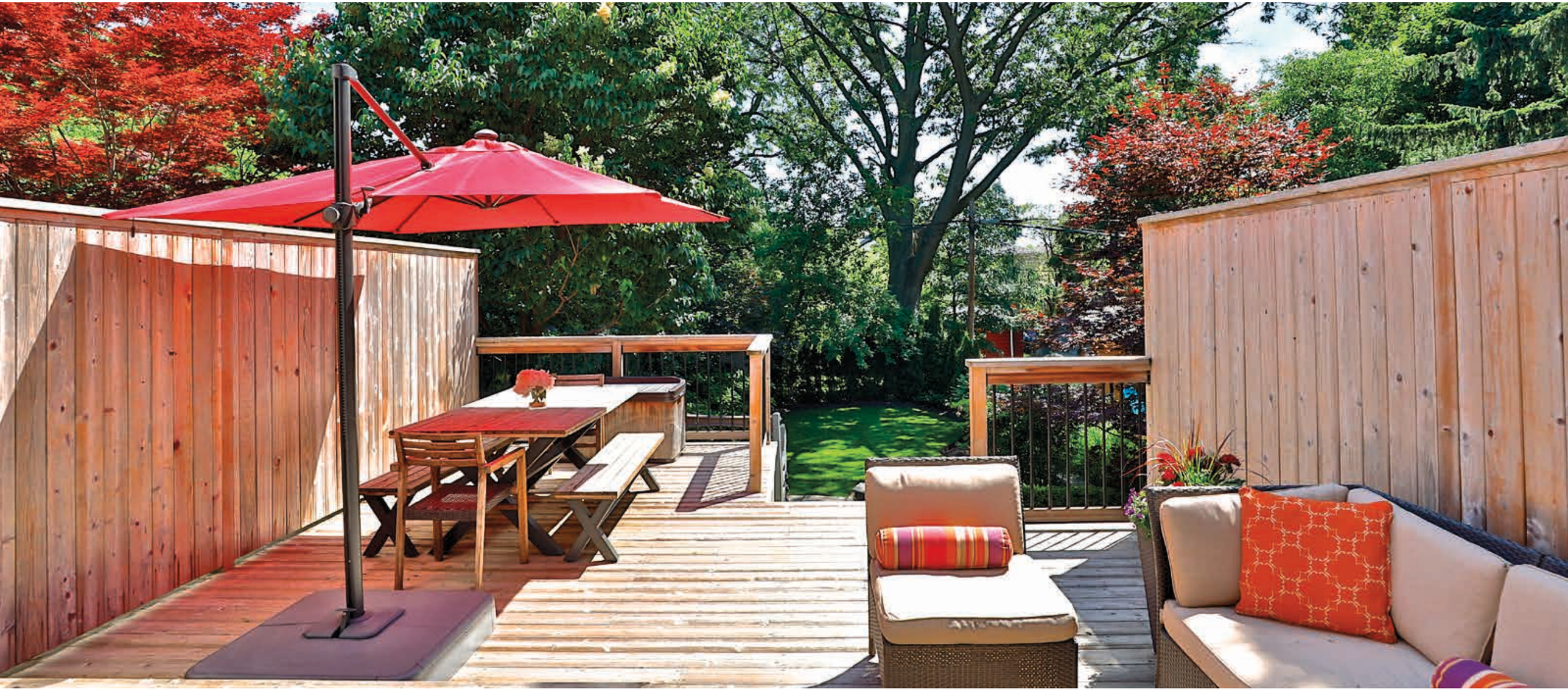
Fourth Bedroom
- Broadloom
- Double closet
- Pot lights
- Above grade window

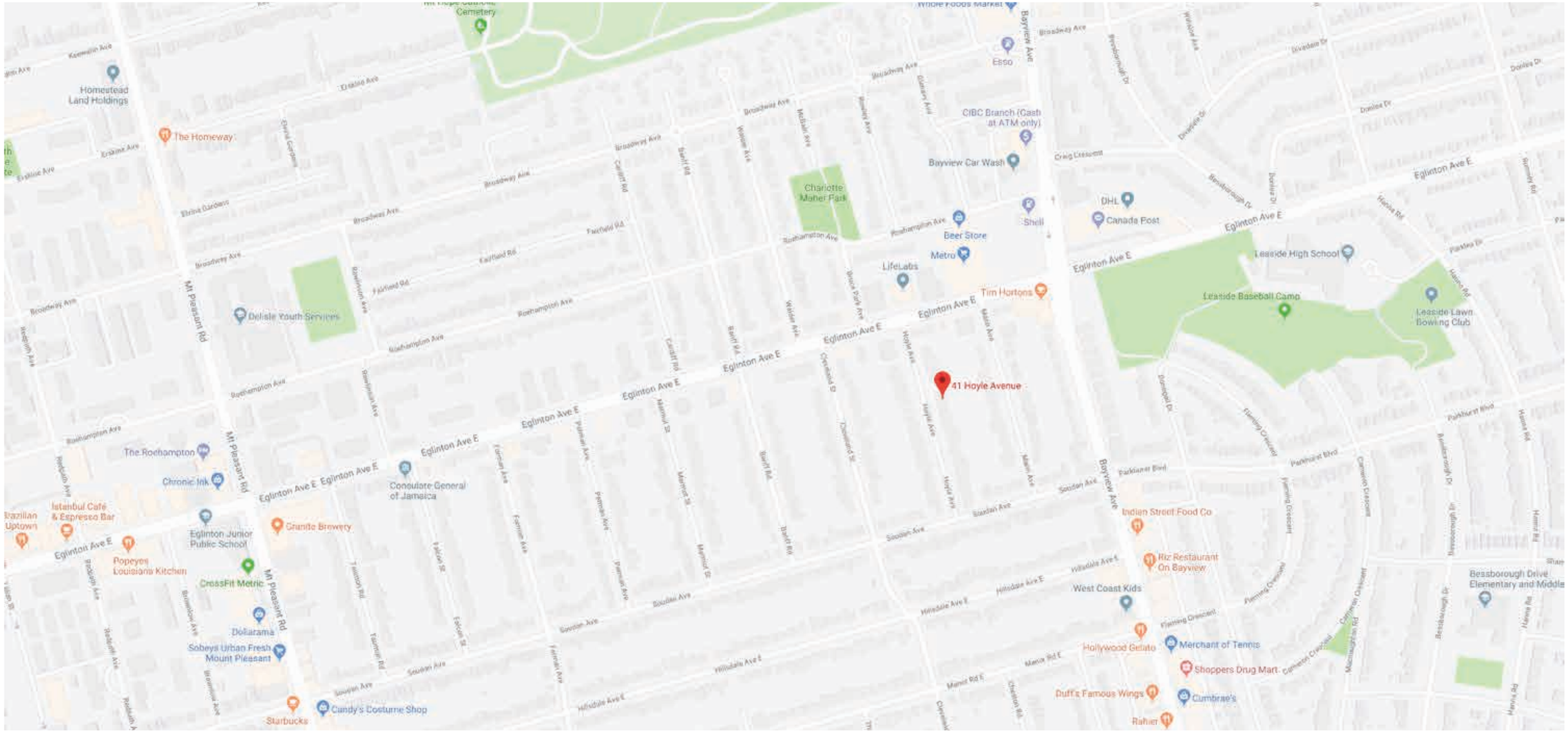
Office
- Broadloom
- Double closet
- Pot lights
- Above grade window

Laundry Room
- Heated tile floor
- Stainless steel sink
- Front load washer and dryer
- Built-in storage
- Drying area
- Pot lights
- Above grade window

Four Piece Bathroom
- Tile floor
- Vanity with marble countertop and built-in storage
- Large tub/shower combination with tile surround
- Pot lights
- Above grade window

Mechanical Room
- Concrete floor
- Room for storage




41 Hoyle Avenue
Eglinton Ave E
Broadway Ave
Roehampton Ave
Fairfield Rd
Mt Pleasant Rd
Bayview Ave
Leaside High School
Leaside Baseball Camp
Leaside Lawn Bowling Club
Bessborough Drive Elementary and Middle
Eglinton Junior Public School
Consulate General of Jamaica
Delisle Youth Services
Charlotte Maher Park
Whole Foods Market
Esso
CIBC Branch (Cash at ATM only)
Bayview Car Wash
Shell
Beer Store
Metro
LifeLabs
Tim Hortons
DHL
Canada Post
The Homeway
Homestead Land Holdings
Mt Hope Cemetery
The Roehampton
Chronic Ink
Istanbul Café & Espresso Bar
Popeyes Louisiana Kitchen
Granite Brewery
CrossFit Metric
Dollarama
Sobeys Urban Fresh Mount Pleasant
Starbucks
Candy's Costume Shop
Indian Street Food Co
Riz Restaurant On Bayview
West Coast Kids
Hollywood Gelato
Merchant of Tennis
Shoppers Drug Mart
Duff's Famous Wings
Cumbrae's

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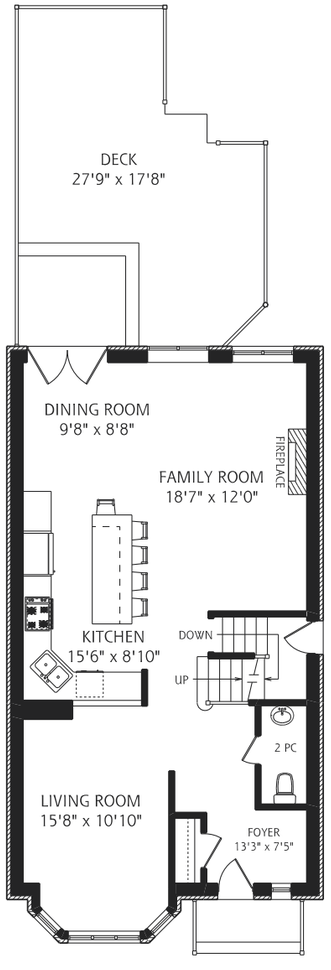
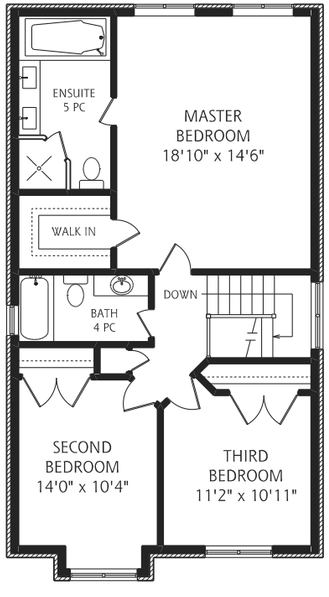


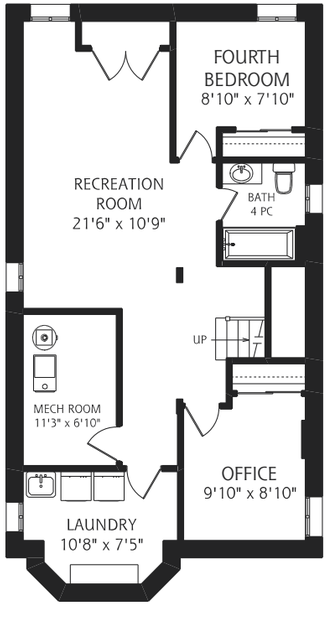
MAIN FLOOR
1,000 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

5 FOOT SCALE



SECOND FLOOR
980 SQUARE FEET



LOWER LEVEL
1,000 SQUARE FEET

ADDITIONAL INFORMATION

Inclusions:	Amanda stainless steel fridge and freezer, Wolf stainless steel four burner gas cooktop, Decor stainless steel wall oven, Bosch stainless steel dishwasher, Panasonic stainless steel microwave with fan, Samsung front load washer and dryer, irrigation system and equipment, all window coverings (except where excluded), all electric light fixtures (except where excluded), broadloom where laid, central air conditioning system and equipment and gas burner and equipment.
Exclusions:	Light fixtures in second bedroom, third bedroom, living room and dining room, drapes in family room, master bedroom and second bedroom, Kenmore freezer chest in lower level and Woods fridge in lower level.
Rental Items:	Hot water tank.
Lot:	29 feet by 150 feet.
Driveway:	Mutual driveway with front pad parking.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	$7,953.35 (2018 annual).
Possession:	60 days or to be arranged.

41HOYLEAVENUE.COM

OFFERED FOR SALE AT

$1,895,000

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.

MEGAN TILL-LANDRY

Sales Representative

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