



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

18 RONAN AVENUE

Wanless Park

FEATURE SHEET



18 RONAN AVENUE

A charming, renovated four bedroom family home with two storey addition in a prime Wanless Park Location! The main floor features functional design and generously sized principal rooms including a cozy family room that provides a convenient walk-out to

the private back garden, a main floor powder room, and a chef's kitchen complete with granite countertops, centre island, and stainless steel appliances. Beautiful master retreat with marble ensuite and walk-in closet. Finished basement with

recreation room, guest suite and three piece bathroom. Steps to Bedford Park, excellent local public and private schools -- including Toronto French School, restaurants, shops and subway, minutes to downtown.

FEATURES

- Lovely four bedroom family home in highly desirable Wanless Park
- Over 2,800 square feet of beautifully designed living space including lower level
- Wonderful sense of community
- Functional design and floor plan
- Good size principal rooms
- Spacious living room with wood burning fireplace
- Large gourmet, chef's kitchen open to a bright family room, overlooking back garden with sliding doors to deck and garden
- Gorgeous master suite with walk-in closet and five piece ensuite
- Second floor laundry
- Fantastic lower level with recreation room and guest suite
- Professionally landscaped front and rear gardens
- Right-of-way driveway that can accommodate two vehicles
- Close proximity to the city's top public and private schools, including Bedford Park Public School, Lawrence Park CI, Northern Secondary School, Blyth Academy, Toronto French School, Crescent School and Havergal College
- Walking distance to Wanless Park, Bedford Park Community Centre, Woburn Avenue Playground, and Rosedale Golf Club
- Convenient location with easy access to the many amenities on Yonge Street
- Easy access to the financial core and highway system
- Steps to the TTC

EVERY HOME HAS A STORY

Our family has so many great memories here. Our boys started school and our daughter was born while living here. We celebrated our 40th birthdays with our family and friends in the backyard with great food, plenty of drinks and dancing the night away to a live band. Our family loved relaxing and baking together in the kitchen. Each year we made a themed gingerbread creation; from a traditional house, to the Millennium Falcon to the entire roster of the Blue Jays team. We've loved every minute of watching our family grow and will definitely miss it here.

MAIN FLOOR



Foyer

- Tile floor
- Closet
- Pot lights

Living Room

- Hardwood floor
- Wood burning fireplace with custom millwork surround
- Crown moulding
- Pot lights
- Large windows overlooking front garden
- Open to dining room

Dining Room

- Hardwood floor
- Crown moulding
- Pot lights
- Open to living room

Kitchen

- Hardwood floor
- Excellent natural light
- Large centre island with granite countertop and breakfast bar
- Custom cabinetry
- Stainless steel appliances
- Undermount sink
- Stone backsplash
- Pot lights
- Overlooks back garden
- Open to family room and breakfast area

Breakfast Area

- Hardwood floor
- Excellent natural light
- Pot lights
- Open to kitchen and family room
- Large sliding doors with walkout to back deck and garden

Family Room

- Hardwood floor
- Excellent natural light
- Pot lights
- Open to kitchen and breakfast area

Powder Room

- Tile floor
- Custom vanity with storage
- Pot lights

SECOND FLOOR

Stained Glass Windows

Master Suite

- Hardwood floor
- Pot lights
- Large bay window overlooking back garden

His and Her Walk-In Closet

- Hardwood floor
- Custom built-in organizers

Five Piece Master Ensuite

- Tile floor
- Custom vanity with marble countertop, his and her sinks and built-in storage
- Separate shower with double rain showerhead, tile surround and glass enclosure
- Large soaker tub with air system
- Large mirrors
- Pot lights

Second Bedroom

- Hardwood floor
- Large closet with ample storage
- Excellent natural light
- Large window overlooking front garden

Third Bedroom

- Hardwood floor
- Built-in shelves
- Closet with ample storage

Fourth Bedroom

- Hardwood floor
- Large window

Four Piece Bathroom

- Tile floor
- Tub/shower combination with tile surround

Laundry Room

- Tile floor
- Built-in shelves and storage



LOWER LEVEL



Recreation Room / Play Area

- Broadloom
- Custom built-in with plenty of storage
- Hook-up for wall mounted television
- Pot lights

Fifth Bedroom

- Broadloom
- Closet
- Pot lights

Three Piece Bathroom

- Tile floor
- Floating vanity with undermount sink
- Separate shower with glass enclosure and tile surround

Storage Under Stairs

Utility Room and Mechanical Room

ADDITIONAL INFORMATION

Inclusions: Maytag stainless steel French door fridge, Frigidaire stainless steel flat top oven, stainless steel Maytag dishwasher, LG stainless steel microwave, front load Miele washer and Maytag dryer, all electric light fixtures, all window coverings, alarm system and equipment (monitoring extra), central air conditioning systems and equipment and gas burner and equipment.

Exclusions: Wall mounted televisions in master bedroom and recreation room.

Rental: Hot water tank (if applicable).

Lot: 25 feet by 135 feet.

Parking: Right of way driveway, parking for two vehicles.

Heating: Hot water gas.

Cooling: Central air conditioning.

Taxes: \$8,296.53 (2018 annually).

Possession: 60-90 days or to be assessed.



FOR MORE INFORMATION, PLEASE VISIT 18RONANAvenue.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.



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