



## HEAPS ESTRIN

REAL ESTATE TEAM

# 24 Tumbleweed Road

Welcome to 24 Tumbleweed Road, ideally situated on one of the quietest streets in the Don Valley Village neighbourhood. This is a fantastic opportunity to renovate to suit your own needs on an amazing sun-filled lot. The main floor features a large combined living and dining area, eat-in kitchen with quartz countertops, and a walkout to stunning rear gardens. Upstairs we find four well-sized bedrooms, including a master suite with walk-in closet. Private drive with built-in double garage offers ample parking. Conveniently located, steps to Bellbury Park tennis club, basketball court, playgrounds and splash pad. Easy access to highways and close proximity to Bayview Village and Fairview Mall.

### FEATURES:

- Large living room with engineered hardwood floors overlooking front gardens
- Dining room boasts engineered hardwood floors and open concept with living room
- Main floor family room with gas fireplace and walkout to rear gardens
- Updated eat-in kitchen with tiled floor, granite countertops and walkout to rear gardens
- Main floor three-piece bathroom
- Large master bedroom with walk-in closet
- Good sized bedrooms with a great deal of closet space
- Large backyard surrounded by mature gardens
- Great curb appeal, with interlock driveway and ample parking
- Built-in garage with parking for two cars
- Steps to Bellbury Park and all its amenities
- In school district for Lescon Public school and Don Valley Middle School
- Easy access to highways: 401, 404, and Don Valley Parkway
- Close proximity to shopping centres: Fairview Mall and Bayview Village

### INCLUSIONS:

- KitchenAid refrigerator
- KitchenAid stove

- KitchenAid dishwasher
- Panasonic microwave
- Washer and dryer
- All broadloom where laid
- All light fixtures
- All window coverings

EXCLUSIONS:

- None.

RENTAL:

- Hot water tank

Lot: 50 feet by 120 feet

Drive: Private interlock stone driveway with built-in garage

Heating: Electric/Baseboard

Cooling: Window unit

Taxes: \$ 5,606.70 (2019)

Possession: November 2019 or to be determined