HEAPS ESTRIN

REAL ESTATE TEAM

102 Woodfield Road

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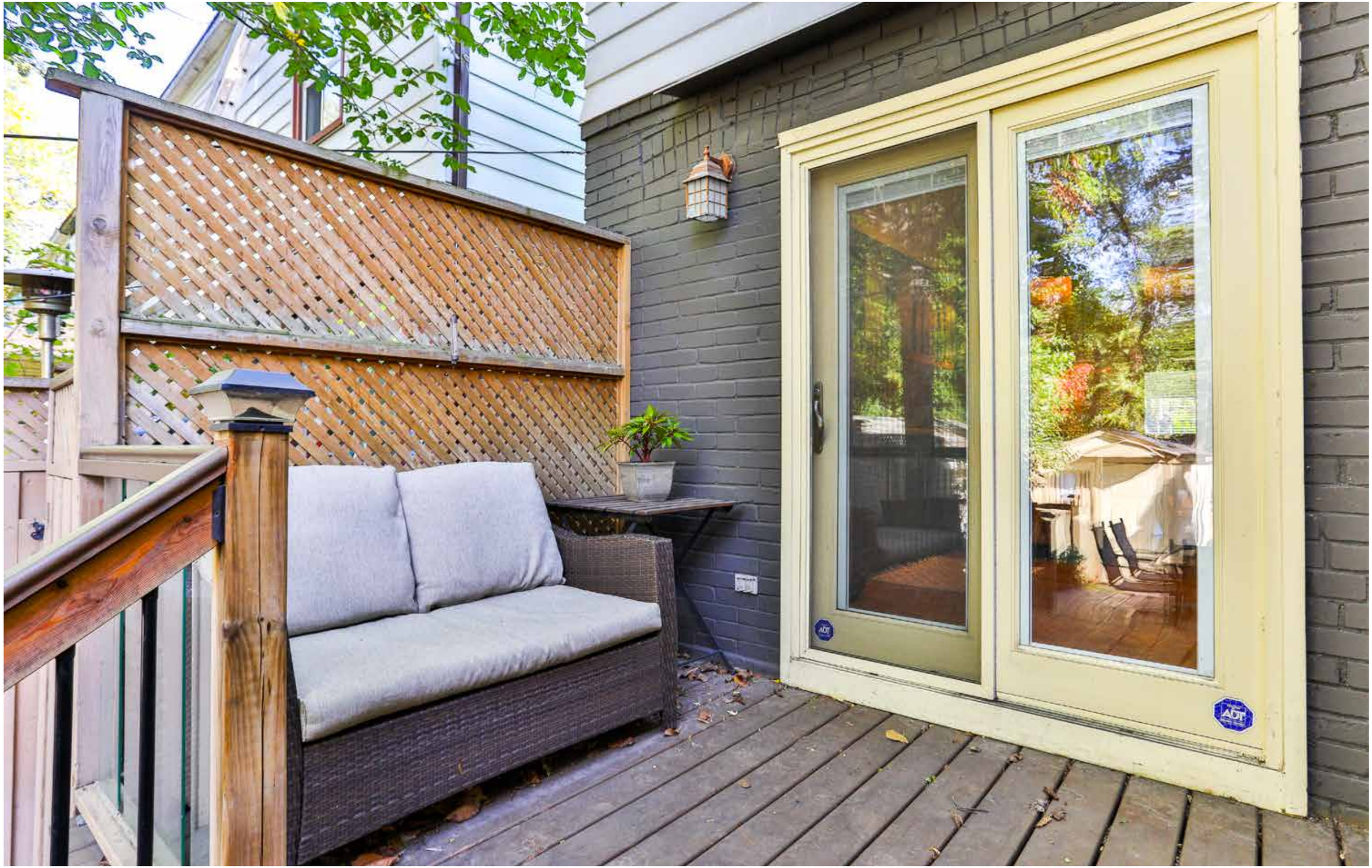
Looks and location; what more could you ask for? This home has been loved and is ready for its next match. Perfectly nestled between Ashbridges Bay, Leslieville, The Beach and parks all around, this home has everything right outside your front door. The main level of the home is perfectly laid out for a growing family and offers extra space with an enclosed front porch. The open concept living/dining area is spacious, while the eat-in kitchen is convenient for entertaining and family functions with easy access to the backyard. The second level is comprised of three bedrooms, all of which include closet space, while the spacious master offers a custom double closet with ample shelving and an abundance of natural light. The lower level is stylish and versatile, perfect for family time or a nanny suite. A three-piece bathroom, laundry and strategic storage area are also conveniently located on the lower level. The outdoor space is what truly sets this property apart with lush green sightlines from the back of the house. With no houses behind the property, the backyard is a peaceful and private oasis with a double-tiered deck. There is laneway access and parking can be easily re-introduced to the backyard. This is a special home and is ready to be loved by its new owners.

EXPLORE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Details

LOT SIZE
15.25 feet by 100 feet

TAXES
$3839.24 (2019)

POSSESSION
60 Days or to be arranged (ideal closing of January 6th, 2020)

HEATING
Forced air gas

COOLING
Central air conditioning

DRIVEWAY
One car parking can be easily added to back yard by removing the fence and/or shed. Owners currently park on street. Additional parking conveniently located in school from 4pm-7am Monday-Friday and all day on weekends and holidays

Features

- Coveted street in one of Toronto's most desirable up-and-coming neighbourhoods
- Open concept living/dining with cut-out into kitchen
- Renovated, eat-in kitchen with stainless steel appliances
- Sliding doors off of the kitchen lead to a large deck and lush, private green space
- Master bedroom is positioned at the front of the home with loads of natural light. Built-in double closet offers ample storage with custom shelving
- Three bedrooms on second level, all with closets
- The finished lower level is stylish and versatile, perfect for a family recreation room or in-law suite
- Clean and functional laundry area and three-piece bathroom are also conveniently located in the lower level
- Large storage unit was added to the lower level but can easily be removed to provide an extra play area
- Enclosed front porch offers storage and ample space for strollers, equipment, etc.
- Gas line to BBQ and large, two-tiered deck, perfect for entertaining
- Storage shed at the back of the property provides additional space for bikes, camping gear and more
- Duke of Connaught Junior and Senior School offers immersion and extended French. The School is just steps from the home and offers plenty of recreational space
- Additional parking also permitted in school parking lot between 4pm-7am on weekdays and all-day during weekends/holidays
- Parking can be easily added off the laneway behind the property
- Walk east to the shops and parks in The Beach or west to great restaurants and bars in Leslieville. Walk south to the parks and boardwalk at Ashbridges Bay. This location offers convenience and variety all within walking distance!
- A short trip to Greenwood Park for swimming, more park space and a newly improved ice rink and leisure loop
- The community centre located on the street offers great programming for children and adults. The centre also has a pool
- The TTC stop at the bottom of the street links to downtown in 20 minutes via streetcar or 10 minutes by car

IMPROVEMENTS
- New toilet in upstairs bathroom (2019)
- Pots lights added (2016)
- Copper ¾ inch water service added into home when street was upgrading water pipe service along road. Also added large water access hatch for easy access. No lead pipes (2015)
- New front stairs, path and perennial garden (2015)
- Master bedroom window with screens (2014)
- Shingled roof (2012)
- Back sliding doors (2011)
- Back deck and fencing (2011)

INCLUSIONS
- GE stove
- Maytag fridge
- GE dishwasher
- Maytag washer
- Amana dryer
- Shed in backyard
- All electric lights and fixtures
- Storage unit in enclosed porch
- Armoire in back bedroom
- Electric fireplace
- Alarm system installed. More information available if interested in taking over contract
- Air conditioning and equipment
- All window coverings (except where excluded)

EXCLUSIONS
- All televisions
- Window coverings in nursery and master bedroom
- Dining room light fixture

RENTAL ITEMS
- Hot water tank

HEAPS ESTRIN

REAL ESTATE TEAM

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.

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SALES REPRESENTATIVE

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