



HEAPS ESTRIN

REAL ESTATE TEAM

120 Curzon Street

This spectacular wide 2 1/2 storey all brick home located in the heart of Leslieville is sure to impress. A fantastic neighbourhood with some of the hippest places to dine, drink, shop and live.

A well designed enclosed front porch leads into this 4 bedroom semi-detached family home. The main floor features a generous open concept floor plan with beautiful hand scraped walnut floors throughout. A tastefully renovated kitchen with stainless steel appliances, large centre island, Carrara marble backsplash and quartz countertops. Direct access to deck and fully fenced in backyard, perfect for entertaining.

The second level boasts a spacious master bedroom with large bay window overlooking the beautiful landscaped front garden, a recently renovated 4-piece bathroom and two additional well sized bedrooms.

The 4th bedroom in the upper level is currently used as a family room, there is plenty of room to grow in this home which features a very functional layout.

A separate entrance income producing lower level apartment, can also be ideal as a nanny or in-law-suite. Ideally situated close to parks, trails, Queen Street East and everything Leslieville has to offer.

FEATURES

- Bright and Inviting four-bedroom home
- Extra wide semi detached with generous proportions
- Located in Leslieville, a fantastic neighbourhood historically known as Toronto's film district
- Attractive mudroom entry overlooking manicured gardens
- Hand scraped hardwood floors throughout main floor
- Open concept living room with contemporary ceiling fan
- Bright dining room with large bay window and modern pendant lighting
- Renovated chef's kitchen with large centre Island, quartz countertops, Carrara marble backsplash and stainless-steel appliances
- Convenient walk out to backyard and deck area
- Main floor powder room potential
- 2nd floor master retreat with large bay window, hardwood floors, pot lights and double closet
- Second bedroom with window, hardwood floors and closet
- Third bedroom with hardwood floors overlooking the backyard and deck area
- Renovated four-piece family bathroom with ceramic tile, mirrored vanity, pot lights and laundry area

- Loft like fourth bedroom on 3rd floor, currently used as a family room. A spacious getaway with large closet, fresh broadloom, modern ceiling fan, pot lights and two separate windows with East and South exposures
- Lower level tenanted apartment, ideal for generating Income with separate entrance. A cozy open concept one bedroom with laminate flooring, three-piece bathroom, and separate laundry area.
- Large backyard deck ideal for entertaining with convenient access from main floor kitchen. A raised fenced yard for privacy with garden shed and convenient back gate entry
- Plenty of street parking available, current owners have two cars, check with city for availability
- Easy access to downtown, TTC, highways, The Beach, The Broadview Hotel, restaurants, parks and shopping
- Leslieville Junior Public School, Duke of Connaught Junior and Senior School and Riverdale Collegiate Institute

IMPROVEMENTS

- Mudroom (2019)
- Roof (2012)
- Hand scraped walnut floors on main floor (2012)
- Kitchen renovation Including stainless steel appliances (2012)
- Family bathroom on second floor including washer and dryer (2015)
- Backyard deck and raised fence (2012)

DETAILS

INCLUSIONS: GE Profile S/S Fridge, GE Profile S/S Stove, GE Profile S/S Hood Fan, GE Profile S/S Dishwasher, Ikea Microwave, Inglis White Stove, Daewoo Electronics Fridge, Inglis Washer, Kenmore Dryer, GE Washer, GE Dryer, All Electric Light Fixtures, All Window Coverings, All Broadloom Where Laid, Portable Air Conditioner, Backyard Shed, Gas Burner and Equipment, Central Air Conditioner and Equipment.

EXCLUSIONS: None

RENTAL ITEM: Hot water tank

TAXES: \$4,341.81 (2019)

LOT: 25.08 Feet x 100 Feet *Right of way at back of property – see survey

COOLING: Central Air Conditioning, additional portable air conditioner (3rd floor)

HEATING: Gas / Forced Air

PARKING: Street Permit Parking

POSSESSION: August 2020