



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
 Top 1% in Canada - by referral only™

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Guiding you home



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163 Prince Edward Drive, Toronto



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Spacious Family Home!

Gorgeous detached home on picturesque 45 x 110 foot lot in superior Sunnylea location. Plenty of custom work & designer touches throughout make this a dream home in which to live and raise your family. Meticulously maintained and move-in ready!

Sleek contemporary main floor! Heated stone tiled floors in the front entrance lead into the gorgeous sun-filled living room. Pristine hardwood floors, wainscoting & gas fireplace with a wall of built-in shelves and entertainment area.

Formal dining room will fit your largest of tables & furniture to host all your dinner parties. Wainscoting & picture window facing the back garden with a pass-through to the kitchen for ease of entertaining!

The kitchen addition has big beautiful windows overlooking the back garden filling the room with lots of natural light. Walk-out to the breathtaking back garden and cedar deck.

Divine 2nd floor boasts 3 large bedrooms, 4-piece bath plus home office with a built-in desk and ladder up to loft space.

Your entire family will love time together watching movies or just hanging out with friends in the lower level recreation room and luxurious spa-inspired 3 piece bath with heated floors and oversized shower with rainhead. There is ample storage space throughout this level & lots of natural light.

Professionally manicured front and back yards with a large back deck off the kitchen; ideal for entertaining! The expansive lush green back garden has privacy fencing surround safe for kids and pets play time! Host large family gatherings and barbecues on this fabulous extension of indoor-outdoor living space with a natural gas line bbq connection.

Built-in 1 car garage and private drive parking for 2 additional cars.

Great community spirit! Sunnylea is a family friendly neighbourhood in a sought after school district, shopper's paradise and nature enthusiasts dream close to some of the best parks, hiking trails and recreational activities!

Spectacular Sunnylea Location!

Sunnylea is a highly sought after neighbourhood that is especially popular with young families. There is a country charm here thanks to the Mimico Creek which gently meanders through the centre of this neighbourhood. Sunnylea's many mature trees and the exclusion of sidewalks add to its country-like ambience. Known for its excellent schools which are a popular drawing card for this neighbourhood!

This desirable established neighbourhood is a terrific investment as it offers a mix of lovely detached homes many of which have been recently renovated or newly built homes replacing smaller bungalows on large lots.

Located just south of Bloor Street West within walking distance to The Kingsway shops & restaurants, Bloor West Village, Nearby Humbertown and Islington Village, plus major grocery, big box stores and Sherway Gardens are located along the Queensway.

Plenty of plush parks surround. Enjoy a walk with your dog to Fairfield Park, Queensway Park & King's Mill Park. High Park & Grenadier Pond one of Toronto's largest most popular parks are close by as well! Featuring endless recreational activities including long off-leash dog walking trails, fishing, outdoor live amphitheatre performances, gardens, train rides, an animal zoo, historical exhibits, a restaurant, regular farmer's market and Howard Park Tennis club! For fitness enthusiasts, hike along the Mimico Path to Lake Ontario & bike along Martin Goodman Trail.

Lots of local recreation! The Norseman Community School and the Park Lawn Community School offer a large variety of recreational programs for children, teens, adults and seniors. Norseman has an indoor pool which is extensively used for aqua fit and instructional swim programs. Park Lawn has a winter ice arena that converts to tennis courts in the summertime. The outdoor pool at Park Lawn is used for recreational swimming. Sunnylea Park and Laura Hill Park each have two tennis courts and a children's playground. The Brentwood Public Library offers year-round programs for children. The Fairfield Seniors' Centre include a seniors lounge, a library, workshops, support groups, and a variety of special events including fashion shows, "pub nights," a flea market and summer barbecues.

Great schools nearby include a myriad of public, Catholic and private schools to choose from. 163 Prince Edward is in the Park Lawn Junior Middle School & Etobicoke Collegiate catchment for the public school system and for the Catholic system it's St Mark Catholic School and Bishop Allen Academy.

Go green! Bus lines on Prince Edward Drive and Royal York Road subway connecting passengers to stations on the Bloor-Danforth subway line!

Motorist are approximately fifteen minutes from Toronto's downtown financial and entertainment districts via Lake Shore Boulevard or the Gardiner Expressway which also provide commuters with connecting routes to the all of the major highways

Luxurious & Comfortable Home!

Main Floor

Picture perfect curb appeal! Enter through the stained glass front door into the foyer that has cozy stone tiled heated floors & double front hall closet. The entire main floor is painted in soothing earthy neutral tones throughout.

Living Room

- Gas fireplace & mantle with beautiful stone tile surround
- Wall to wall built-in entertainment area & custom shelving with pot lighting
- Wainscoting
- Rich dark coloured hardwood floors
- Crown mouldings
- Large front facing picture windows

Dining Room

- Wainscoting
- Hardwood floors
- Crown moulding
- Large windows overlooking the back garden

Kitchen

- Walk-out to back deck and garden
- Built-in breakfast bar area
- 2 large windows overlooking the back
- Plenty of cupboards with recessed lighting & counter space to prep all your meals
- Double sink
- Tiled floors

Second Floor

Spacious second floor landing with linen closet

Master Bedroom

- Extensive room that stretches from the front to the back of the house with windows overlooking both the front & back yards
- Double closet
- Dark hardwood floors

Second Bedroom

- Deep double closet
- Hardwood floors
- Picture window overlooking the front

Upgrades & Improvements

2012 ~ Renovated the basement

2011 ~ New gas water heater installed
~ Replaced the washer & dryer with top of the line LG high efficiency ones

2009 ~ Renovated the living room, dining room and bedrooms including all new doors & trim

Third Bedroom

- Deep closet
- Hardwood floors
- Front facing picture & side window allowing for lots of natural light

Office

- Built-in desk
- Ladder up to loft area
- Wall of built-in shelves
- Large window overlooking the back garden

4 Piece Family Bath

- Custom vanity
- Window overlooks the back garden

Lower Level

Plentiful amounts of storage space include a large storage/utility room with built-in shelving, under-stair storage, walk-in pantry, deep closet and laundry room with additional storage space!

Recreation Room

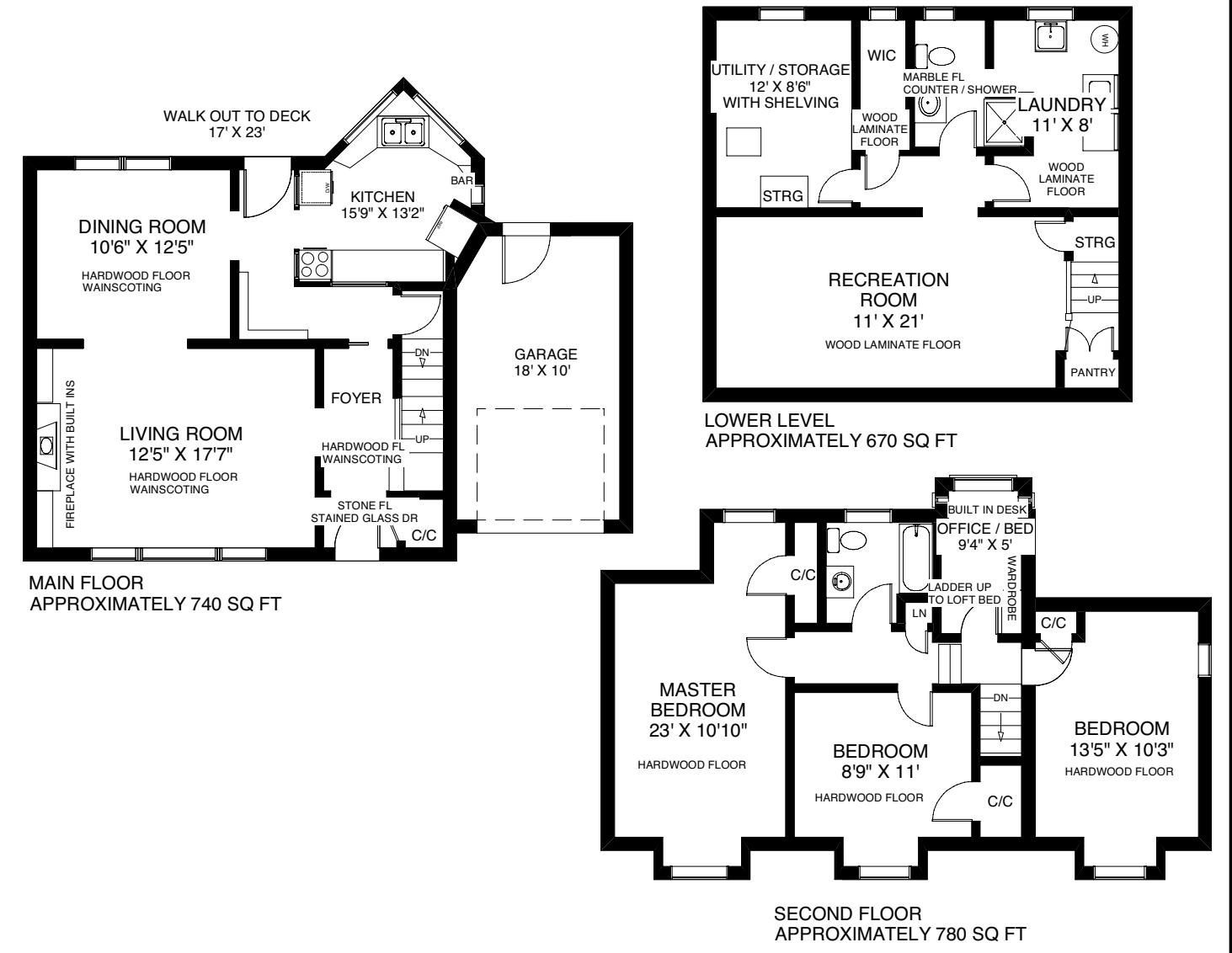
- Renovated in 2012 - a generous extension of living space for all of your family to enjoy!
- Built-in window seat adds lots of natural light to the lower level space
- Laminate floors
- Halogen lighting

3 Piece Bath

- Extravagant modern bath with heated marble floors
- Huge walk-in shower with rainhead & marble surround
- Custom marble vanity
- Halogen lighting

163 Prince Edward Drive, Toronto

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



Taxes 2012: \$4442.10 Approx Sq Ft. 2190 (includes lower level) Possession: 60 days / TBA

Bedrooms: 3 + 1 #Baths: 2 Parking: Built-in 1 car garage and private drive parking for 2 cars Lot size: 45' x 110'

Inclusions: Fridge, stove, built-in dishwasher, high efficiency LG washer & dryer, all electric light fixtures, all window coverings, garage door opener & remote, hot water tank, alarm system (purchaser to assume monitoring contract), natural gas line bbq connection.

Approximate Annual Expenses 2012: Heating/Gas: \$1250.57 Water: \$756.34 Insurance: \$1402.92 Alarm System: \$367.99
Maintenance: \$950.00 (landscaping)

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