



## 249 Renforth Drive

Prime Etobicoke Neighbourhood



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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## 249 Renforth Drive, Toronto

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### Spacious Bungalow on Extra-Large 54' Wide Lot!

Meticulous care, attention and love have gone into this home for the past 50 years by the same owner. This detached bungalow is nicely set back from the street on a large and sunny lot!

A remarkable opportunity to create your dream home in a prime location just north of Bloor! Move-in-ready for the buyer on a budget, with plenty of opportunity to renovate and customize to your taste.

Just over 2400 square feet of incredible living/entertaining space on both levels with 3 + 1 bedrooms, 2 baths and a finished lower level!

Ample parking you won't find in the city! Attached 1 car garage and private drive parking for 3 additional cars is an added bonus!

Known for having the "greenest lawn" on the street the owner took great pride of her beautiful and private garden, filled with pretty perennials, many decades old, and huge peony bushes along the side yard.

Ideal for empty nesters looking to downsize but still wanting that extra space for family to visit! Young families wanting to put down roots and move into a safe and friendly neighbourhood!

A pleasure to introduce and offer for sale! A family oriented pocket of Etobicoke in a convenient location with easy access to transit, shopping, parks, schools and Bloor Street West.

### Main Floor ~ 1210 square feet

- Formal front foyer to greet your guests, with a double coat closet

- Expansive living room overlooking the dining area with large West-facing windows fills the space with lots of natural light

- Good-sized eat-in kitchen with side door entry allows easy access for bringing in all your groceries or heading outside to put food on the barby

- 3 spacious bedrooms with a closet each

- 4 piece family bath and a linen closet off the hallway

- Original hardwood throughout in great shape

### Lower Level ~ 1260 square feet

- Full, finished lower level with extensive storage space and high ceilings

- Cozy family recreation room is the perfect spot for your kids to have their own space and hang out with their friends

- Bar/games room with a wet bar and a retro feel, stone accent wall and panelling is ideal for hosting your grown-up guests for a beer and a game of darts

- Bedroom for your growing tweens or overnight visitors

- 2 piece powder room

- Huge laundry/utility room with wall to wall storage closets

- Furnace room + large separate storage closet to store all your holiday decorations

### Upgrades & Improvements

2016 ~ Replaced air conditioning unit

2015 ~ High efficiency forced air gas furnace.  
~ Kitchen appliances

2003 ~ Re-shingled the roof

2000 ~ Updated bathroom by Bath Fitter

Bedrooms: 3 + 1	Baths: 2 (1x4 Piece on Main Floor) (1x2 Piece in Lower Level)	Possession: 60 Days/TBA	Lot Size: 54.00 x 105.00 Feet
Parking: Attached 1 car garage and private drive parking for 3 additional cars		Square Feet: 2470 sq ft (including lower level)	
2016 Approx. Annual Expenses:	Taxes: \$3728.82	Hydro: \$2427.82	Heating/Gas: \$936.54
	Water/Waste: \$655.70	Insurance: \$1207.44	
Inclusions: Fridge, stove, washer, dryer, electric light fixtures, window coverings, broadloom where laid, hot water tank (rental for \$14.52/month)			

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### Desirable Bloordale Gardens/Markland Woods Pocket!

Bordering on Mississauga and Etobicoke Creek, this area is known for its idyllic setting, nestled in a mature and peaceful pocket of the city! The streets are lined with majestic oak and maple trees that provide the perfect backdrop for the large lots that grace this neighbourhood, with houses setback deep on the lot.

True pride of ownership really shows in this tight-knit community. A family oriented pocket of Etobicoke in such a convenient location with easy access to transit, shopping, parks, schools and Bloor Street West.

A shopper's delight! There are numerous plaza's, supermarkets and pharmacies either on Bloor/Dundas St. West or The East Mall. Within minutes is an excellent mix of small specialty shops, chain stores, restaurants, professional & medical services. The refurbished Cloverdale Mall is just a few minutes away.

For all your large shopping desires zip over to the renowned Sherway Gardens & Smart Centres just 10 minutes away, featuring many high end shops (including Saks Fifth Avenue) and many popular retailers!

Plenty of recreation and parks surround. The Bloordale Community School offers a myriad of programs for children as well as adults. The adjoining Bloordale Park is the home field of the Bloordale baseball league which offers house league, inter-league, inter-county and all-star programs. Bloordale Park also has tennis court facilities.

Millwood Park located off Bloor Street with a playground, tennis courts & a baseball diamond.

Nearby Centennial Park is an enormous 525 acre park with indoor hockey arenas, ski hill, a public golf course, a Mini-Indy track, tennis courts, a 2200 seat stadium, playing fields, a pond with paddleboats, picnic sites and a greenhouse. Centennial Park is also the home of the Etobicoke Olympium, a multi-purpose recreational facility that is known for its aquatics, rhythmic gymnastics and aerobics.

The Markland Wood Country Club borders Markland Drive and together with the Etobicoke River Valley, forms a nice natural barrier for this neighbourhood. This club offers golf as well as social memberships.

School district draws many families into the neighbourhood! Eatonville Jr. School, Bloordale MS., Silverthorn Collegiate as well as many great private, public, Catholic and alternative schools and day cares all close by.

Lots of TTC & public transit routes just steps away and five minutes from Kipling subway station with connections to GO Transit lines. Islington station is also a connecting route for the Mississauga Transit system as well as providing an express bus service to Pearson International airport.

Motorists can be in & out of the city in minutes via Highway 427 which links to all major commuter highways. For those travelling out of the city, Pearson International Airport is only five minutes away.

