



6 Bigham Crescent

Centennial Park Perfection!



Check out the YouTube video at www.LovelyTorontoHomes.com

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Top 1% in Canada - by referral only™

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Guiding you home



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Spacious Detached On Quiet Crescent!

Rarely do homes come on the market for sale in this coveted pocket of the Centennial Park neighbourhood. Located on a pretty tree-lined setting with helpful and friendly neighbours!

You could not ask for a better location known for an excellent selection of public and separate schools, shopping, parks, golf courses, transit and quick access to all major highways and the airport. The Metrolinx/Hurontario LRT project will be a definite bonus and added value in the future.

Lovingly cared for and meticulously maintained by the original owners for the past 36 years! A true sense of pride and ownership is evident from the moment you enter!

Tick off all the boxes on your wish list:

- ~ Large principal rooms
- ~ Main floor family room
- ~ Main floor powder room
- ~ 3 + 1 spacious bedrooms
- ~ 3 bathrooms
- ~ Finished lower level

Attached 1 car garage and private drive parking for 1 additional car!

Fully enclosed low maintenance backyard and deck with gas line for barbeque hookup! Perfect for enjoying drinks and al fresco dining with friends and family! Safe spot for kids and pets play.

A magical environment to raise your family!

Details Inside & Out!

• Pretty exterior façade and curb appeal.

• Enclosed front entry ideal for storing boots, umbrellas and outerwear.

• Tiled foyer with a double coat closet.

• 2 piece powder room.

• Open and elegant main floor living and dining rooms are flooded with natural light from the large front facing window. Broadloom throughout.

• Updated kitchen with stainless steel appliances, ample cupboard-counter space and laminate wood floors.

• Fabulous family room overlooking the kitchen is a "must have" on everyone's wish list. Double sliding glass doors walk-out to the back deck and yard. Parquet wood floors and a storage closet. Walkway from the garage leads into the family room/kitchen for ease of carrying all your groceries inside.

• Spacious master bedroom retreat boasts a 2 piece powder room, His & Hers closets and a large window facing the backyard.

• The 2nd bedroom overlooks the front yard and has a large closet with sliding doors.

• The 3rd bedroom has a double closet and overlooks the backyard.

• 4 piece family bath.

• Linen closet off the hallway and broadloom throughout the second level.

• Finished lower level has ample storage space!

• Large recreation/play room with a closet! Could be used for an additional bedroom or home office. The choice is yours!

• Work shop/storage room with built-in shelving and a work bench area for all you handy Andy's of the house!

• Cedar closet plus additional closet

• Laundry/utility room

Bedrooms: 3 + 1	Baths: 3 (1 x 2 Piece on Main Floor) (1 x 2 Piece on 2nd Floor) (1 x 4 Piece on 2nd Floor)			
Approx Sq. Ft: 2510 square feet (includes the lower level)	Possession: 60-90 Days/TBA	Lot Size: 32.00 x 90.22 Feet		
Approximate 2016 Annual Expenses:	Taxes: \$3549.94	Hydro: \$1500.00	Heat/Gas: \$1000.00	Insurance: \$1000.00
Inclusions: Stainless steel Frigidaire fridge and stove, Bosch dishwasher, washer, dryer, window coverings, electric light fixtures, broadloom where laid, freezer in lower level, garage door opener, hot water tank.				
Exclusions: Small vintage style Frigidaire fridge in the lower level.				
Parking: Attached 1 car garage and private drive. Parking for 2 cars.				

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Centennial Park Perfection!

Centennial Park is an ideal location attracting many families to this neighbourhood. Convenient access to top Toronto schools, public transit, shopping, the airport, highways and soon to be new Crosstown Link!

Located just west of the 427 and south of the 401 this is a commuters dream! It is a short drive home whether you work in Mississauga or downtown Toronto!

Bigham Crescent is a mature treed pocket that is extremely peaceful and picturesque. A family friendly neighbourhood including an abundance of parkland and a close-knit community!

Shopping a plenty! Eringate Mall features a large supermarket, bank, and some smaller retailers. The Renforth Mall located at Rathburn and Renforth, is highlighted by a large food market and also contains an assortment of smaller retail stores.

Zip over to the renowned Sherway Gardens just 10 minutes away featuring the finest of high end shops and stores!

Lots of local recreation! Centennial Park is a regional park that includes 525 acres of recreational facilities. This enormous park has an indoor hockey arena, ski hills, a public golf course, 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 programs. The Etobicoke Olympium also features its own fitness club and pro shop.

Local parks in this community include Elmbrook Park which is right down the street and has a large children's playground and is also the home of the Elmbrook Public Library. Wellsworth Park and Broadacres Park has a children's playground and a baseball diamond. Eringate Park has baseball diamonds, a children's playground and an outdoor pool.

In demand school district! Briarcrest J.S, Holly Crest M.S., Silverthorn Collegiate, Michael Power/St. Joseph High School as well as many great private, Catholic and alternative schools close by.

Transportation is a snap! Bus Service along Eglinton Avenue, The West Mall, Rathburn and Burnhamthorpe Roads provide passengers with connecting routes to GO Transit and TTC stations.

Motorists enjoy convenient access to Highway 427 from the Eglinton, Rathburn, and Burnhamthorpe on-ramps. This highway provides connecting routes to Toronto's network of commuter highways. Pearson International Airport on-ramps are also located off of Highway 427, just a few minutes from this neighbourhood.

Upgrades & Improvements

2005 ~ Back deck
~ Upgraded kitchen floors and cabinets

2000 ~ Windows

1995 ~ Finished basement recreation room

