

end location close to transit, schools & shopping!

for a young family to put down roots!

comfortable family living

minutes via the 427!

antique shows and sidewalk sales

Location!

space throughout the main level

Gorgeous serene setting with Silverhill Park right across the street for kids and pets to play.

Situated on a pretty 40 x 126 foot lot this charming 3 + 1 bedroom home is perfect

Good sized principal rooms with open concept living/dining room with a pass

through to the kitchen, and hardwood floors throughout enhances entertaining &

3 well-proportioned bedrooms and a full 4 piece family bath with ample storage

Great mortgage helper opportunity! The finished lower level has a completely

There is a huge family recreation room with kitchenette, separate bedroom with

Solid mechanicals – updated thermopane quality windows, forced air gas furnace & air

Enjoy the quiet outdoor living space in the vast back yard. Walk out to the back

Convenient location - 10 minute walk to Kipling Station, or bus lines along Bloor or

Dundas! 5 minute walk to Cloverdadale Mall, and nearby desirable schools, a variety of

restaurants & shopping plus lots of local recreation! Get in & out of the city in mere

Eatonville is a mature family oriented neighbourhood that was built in the late 1940's

& 1950's Etobicoke is how residents old and new still refer to the area as Silverhill Drive

Shopping a plenty! The Dundas Street West shopping west of Kipling Avenue is a

small neighbourhood retail corridor that includes local shopping plazas, food markets,

Cloverdale Mall is a convenient indoor mall with over one-hundred retailers. This mall

has special events going on throughout the year including a craft show, a home show,

Sherway Gardens shopping mall and surrounding big box stores on the Queensway

Lots of local recreation! The Neilson Park Creative Centre has special events throughout

The Eatonville Public Library, located at 430 Burnhamthorpe Road offers a baby time

program, "Tales for Twos", and a preschool story time. For the adults there is a Tea and

Plenty of lush parks surround! In addition to Silverhill Park across the street, East

Mall Park, Wedgewood Park & Cloverdale Park each contain tennis courts, a baseball

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 just 5 minutes away and features many fine high end shops and popular retailers!

Books program where library staff lead an informal chat about books and authors.

is in such a convenient location - easy access to transit, shops, Bloor Street West

self contained nanny/in-law suite with separate side door entrance.

wall to wall closets, 3 piece bath and loads of storage space.

restaurants, car dealers & independent owner operated stores.

the year including gallery exhibits, art festivals and craft sales.

deck to enjoy barbeques and time with your family and friends.

conditioner '06, 100 amp service on breakers, roof '04

Extra wide private drive with parking for 3+ cars.



# **ROYAL LEPAGE**

# 89 Silverhill Drive, Toronto Check out the YouTube video at • Great school district! Wedgewood Junior, Bloorlea Middle School and the ever so

- www.LovelyTorontoHomes.com schools nearby as well. Transportation is a snap! Walk to Kipling Subway! This station serves both TTC Attn Savvy 1st Time Buyers or Empty Nesters!

  Classic detached 3+1 bedroom bungalow with income potential in desirable west
  - and Go Transit commuters. Or Bus service on Bloor and Dundas Streets, The East Mall and Burnhamthorpe Road connect passengers to the Kipling station located off Auckland Road just south of Bloor Street.

popular Etobicoke Collegiate! There are many great catholic, private and alternative

Motorists are within minutes of Highway 427 on-ramps at Dundas and Bloor Streets and Burnhamthorpe. Bloor Street provides motorists with an alternative route into downtown Toronto. The Pearson International Airport is a ten minute drive away.

## Classic Bungalow!

## Main floor features a well laid out 1100 sf plus 1150 in basement

## Foyer

 Welcoming with an attractive wooden built-in seat and clothes closet

#### Living Room

- Bright open and airy space with light hardwood floors
- Large picture window overlooking the front yard

#### **Dining Room**

- · Pass through to the kitchen for ease of entertaining
- Open to living room area

#### Hardwood floors Kitchen

- Eat-in for breakfast and casual meals
- · Recent dishwasher & fridge
- Ample cupboard & counter space
- Tiled backsplash
- Window Hardwood floors

## **Master Bedroom**

- Wall to wall closets with sliding doors
- Crown moldings
- Picture window overlooking the
- back garden Hardwood floors

## Second Bedroom

- Bonus sliding glass doors lead out the back deck & yard
- Hardwood floors

## **Third Bedroom**

- · Deep clothes closet
- Window
- Hardwood floors

#### 4 Piece Bath

- Updated gleaming white tiled walls
- The linen closet right next to the bathroom

#### Lower Level

- An additional 1150 square feet of spectacular living space to use either for in-laws, nanny suite, rental purposes or extra family space with plenty of storage space throughout!
- Separate side door entrance, 2 closets, large utility/storage room with built-ins, full laundry room with a folding table and walk-through to a separate storage room

## Recreation Room

- · Full eat-in kitchenette
- Wall to wall built-in shelves & cupboards
- 2 picture windows facing the back garden
- Parquet floors

## **Bedroom**

- Wall to wall closets & storage room
- berber carpet
- Picture window

## 3 Piece Bath

- Built-in medicine cabinet
- Separate tiled shower stall

## **Upgrades & Improvements**

- Newer thermopane windows throughout
- 2013 Repainted & repaired concrete on front porch
- 2006 Gas furnace and central air conditioner
- 2004 roof



diamond, and a children's playground.



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Guiding you home



## 89 Silverhill Drive DECK 10' X 14 BEDROOM/ DEN **MASTER** RECREATION ROOM 11'7" X 9'9" 13' X 23' **BEDROOM** 13'7" X 10'9" HARDWOOD FLOOR PARQUET FLOOR HARDWOOD FLOOR BUILT INS **BEDROOM** $\bigcirc$ 9' X 10' HARDWOOD FLOOR UTILITY / **STORAGE ROOM** OPEN AREA 13'4" X 11'5" 13'5" X 11'4" **KITCHEN DINING ROOM** 14'2" X 9'10" PASS THROUGH 8'4" X 13' HARDWOOD FLOOR BEDROOM HARDWOOD FLOOR 12'2" X 11'6' 000 **LAUNDRY** BERBER CARPET LIVING ROOM 10'6" X 11'4" 10'5" X 16'3" **STORAGE** MAIN FLOOR

Taxes 2012: \$3269.88	<b>Hydro:</b> \$1250.00	Heating/Gas: \$1250.00	<b>Water:</b> \$350.00	<b>Insurance:</b> \$750.00
Bedrooms: 3 + 1	# Baths: 2, 1x3 Piece – Lower level, 1x4 Piece – Main floor		Approx Sq Ft. 2250 square feet (includes the lower level)	
Possession: 60 Days / TBA		<b>Lot size:</b> 40 x 126.00 Feet	Parking: Private drive parking for 3 cars	

4' X 9

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

Inclusions: 2 fridges (replaced upstairs in 2010), 2 stoves with vented hoods, stainless steel dishwasher in upstairs kitchen (2012), window coverings & blinds, electric light fixtures, ceiling fans, washer and dryer (2009), broadloom where laid.

# For great info & links visit www.LovelyTorontoHomes.com

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APPROXIMATELY 1,100 SQ FT

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Julie Kinnear Jennifer Palacios Holly Chandler Tyler Delaney

LOWER FLOOR APPROXIMATELY 1,150 SQ FT

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