



89 Silverhill Drive, Toronto

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Attn Savvy 1st Time Buyers or Empty Nesters!

- **Classic detached 3+1 bedroom bungalow with income potential** in desirable west end location close to transit, schools & shopping!
- 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 for a young family to put down roots!
- **Good sized principal rooms with open concept living/dining room** with a pass through to the kitchen, and hardwood floors throughout enhances entertaining & comfortable family living.
- **3 well-proportioned bedrooms** and a full **4 piece family bath** with ample storage space throughout the main level.
- **Great mortgage helper opportunity! The finished lower level has a completely self contained nanny/in-law suite with separate side door entrance.**
- There is a huge **family recreation room with kitchenette**, separate **bedroom with wall to wall closets, 3 piece bath** and loads of storage space.
- **Solid mechanicals** – updated thermopane quality windows, forced air gas furnace & air conditioner '06, 100 amp service on breakers, roof '04
- **Enjoy the quiet outdoor living space in the vast back yard. Walk out to the back deck to enjoy barbecues and time with your family and friends.**
- **Extra wide private drive with parking for 3+ cars.**
- **Convenient location – 10 minute walk to Kipling Station**, or bus lines along Bloor or Dundas! 5 minute walk to Cloverdale Mall, and nearby desirable schools, a variety of restaurants & shopping plus lots of local recreation! **Get in & out of the city in mere minutes via the 427!**

Location!

- **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 is in such a convenient location – easy access to transit, shops, Bloor Street West.
- **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, restaurants, car dealers & independent owner operated stores.
- **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, antique shows and sidewalk sales.
- **Sherway Gardens shopping mall and surrounding big box stores on the Queensway** is just 5 minutes away and features many fine high end shops and popular retailers!
- **Lots of local recreation!** The Neilson Park Creative Centre has special events throughout the year including gallery exhibits, art festivals and craft sales.
- **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 Books program where library staff lead an informal chat about books and authors.
- **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 diamond, and a children's playground.**
- 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.



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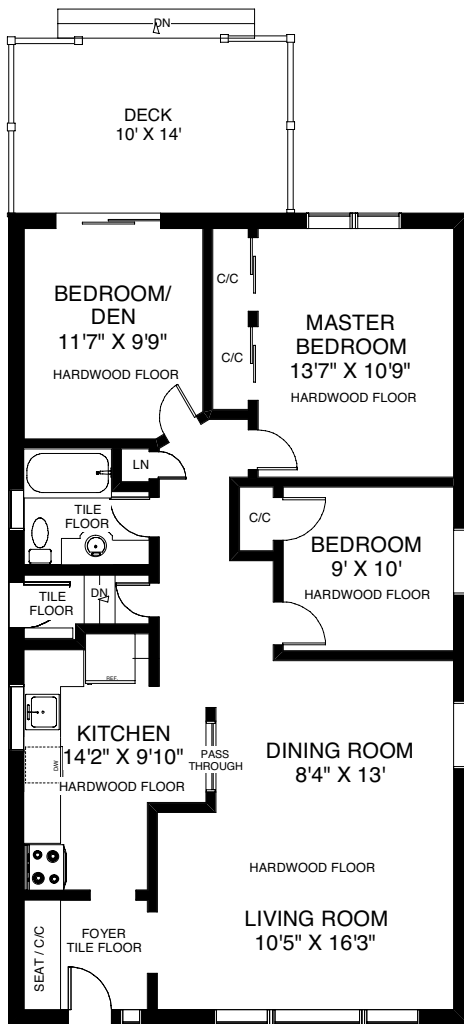
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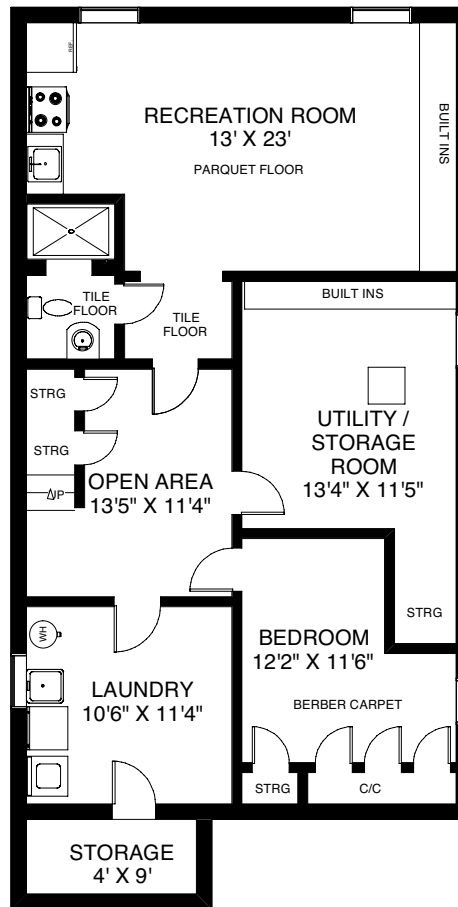
Guiding you home



89 Silverhill Drive



MAIN FLOOR
APPROXIMATELY 1,100 SQ FT



LOWER FLOOR
APPROXIMATELY 1,150 SQ FT

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: \$3269.88	Hydro: \$1250.00	Heating/Gas: \$1250.00	Water: \$350.00	Insurance: \$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		Lot size: 40 x 126.00 Feet	Parking: Private drive parking for 3 cars	
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.				

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