



## 987 Greenwood Avenue, Toronto

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

### Spectacular Renovation!

- **Special opportunity** to own this fabulous **renovated detached 2 storey** home with **3 bedrooms & 2 baths** in a great community!
- **Extensive custom rebuild** with all the bells & whistles! As this was to be the sellers forever family home, they used **high end materials!**

#### Many expensive worry free mechanical upgrades:

- Updated Category-6 Ethernet wiring throughout with professional patch-panel & rack
- Fully rewired plus new electrical panel & service (no knob & tube!)
- New Plumbing, insulation & moisture barrier
- Energy audit #'s skyrocketed after renovations = low utility bills!
- High efficiency gas furnace, CAC & tankless water heater
- Complete reframing – interior was gutted & rebuilt, taken right back to the studs on all levels – new walls & ceilings, new floors, new stair cases, new railings, new layout, reinforced all beams
- The perfect opportunity for young families or professional couples **looking to stay for the long haul!**

#### Preferred open concept main floor allows for ultimate use of space and flow for entertaining!

- Large living room with stained glass windows
- Spacious dining room
- Pristine dark coloured hardwood floors
- Large updated windows
- Halogen pot lighting
- **Custom deluxe chef's kitchen! Breakfast bar, gorgeous granite counters, quality stainless steel appliances,** trendy backsplash, pendant lighting & rich dark chocolate cabinetry.
- **Convenient mudroom off the kitchen** is a must have to organize shoes, boots, coats & umbrellas, sports gear, strollers etc.
- **Walk out to backyard deck** for barbecuing. Enjoy the serenity in the private rear garden.
- **Superb second floor layout was redesigned during reno to accommodate new staircase & railings. 3 bedrooms.** Large linen closet and gleaming hardwood floors throughout.
- Attention shopaholics – fall in love with master bedroom's **high end custom wall to wall custom closet built-ins with dressers & multi level shelves.**
- **Second bedroom enjoys custom closet system with plenty of shelving in the closets.**
- **Luxurious renovated 4 piece family bath! Jacuzzi soaker tub, marble floors, skylight,** rainhead shower, medicine cabinet & pedestal sink.
- **Large lower level** is an open canvas to choose your design! Good ceiling height & plenty of space for storage plus bedroom or recreation room or home office. 3 piece bath. Full laundry area with quality new front load washer & dryer.
- **Highly desired Danforth location!** A short walk to **Greenwood Subway station** and all the popular shops & restaurants this amazing area has to offer!
- Excellent family friendly neighbourhood situated in the RH MacGregor School catchment.

### Danforth Delight!

- Situated on Greenwood Avenue between Mortimer & Sammon Avenue just north of the Danforth – **A convenient location in this friendly Danforth Village neighbourhood of East York!**
- Supportive community spirit makes this **an ideal location** to raise your kids!
- **A shopper's paradise!** Enjoy all the local shopping & variety of restaurants along the Danforth. There is a diverse mix of Mom & Pop grocery stores, fruit & veggie markets and some of the best bakeries!
- **Recreational activities abound!** For those into sports or biking or walking the dog, look no further than **Dieppe Park, Splash Pad & Sports Complex to the north** – with year round programming and sports, or the **Don path /Taylor Creek Park.**
- The popular **Monarch Park** is a couple blocks south featuring a variety of recreational facilities including an **artificial ice rink,** a wading pool, outdoor swimming pool with a waterslide & **off leash area for dogs!**
- Nearby **Toronto Public Libraries @ Cosburn & Coxwell as well as Coxwell & Danforth** offers programs for toddlers and preschoolers.
- **Well-regarded schools** include the popular Danforth Collegiate, Holy Cross Catholic School, French programs at RH MacGregor Elementary & Le Mosaïque School plus Cosburn Middle School & East York Collegiate.
- Attention hospital workers! **Convenient access to Toronto East General Hospital.**
- **Transportation is a snap!** Regular bus service runs on Greenwood, Mortimer, Coxwell and Cosburn Avenue. **10 minute walk to Greenwood Station** on the Bloor- Danforth subway line. There is also a **Go Train station** at Danforth & Main.
- **Motorists can be in & out of the city in just minutes. Amazing access straight up Greenwood to the Don Mills entrance of the DVP!** Easy access to downtown, Lake Shore Blvd and Gardiner.

### Upgrades & Improvements Since 2009!

- ~ Re-framed the entire house
- ~ All walls were removed from the main floor to give an open concept living area. Lathe & plaster replaced with drywall. Walls were not load bearing but the sellers doubled the beams for the second storey floor structure anyway.
- ~ Plumbing & insulation in walls & attic + moisture barrier
- ~ Real hardwood floors throughout
- ~ Category-6 Ethernet wiring throughout with professional patch-panel & rack! All wires for Internet, cable are all powered inside them
- ~ Upgraded to 100 amp service, new wiring & panel
- ~ Tankless hot water heater (3 years ago)
- ~ Installed high-efficiency forced air gas furnace & central air conditioning (3.5 years ago)
- ~ Custom kitchen with stainless steel appliances, granite countertops & backsplash
- ~ Jacuzzi tub & marble tiles in the bathroom
- ~ Comprehensive asbestos abatement done in 2008 in preparation for the renovations = no asbestos
- ~ High end custom built in closet organizers with drawers & shelving
- ~ Replaced the windows in the kitchen, dining and master bedroom
- ~ New front door
- ~ Aluminum eaves & soffits plus professional roofline animal barrier
- ~ Landscaped yards. Levelled & sodded
- ~ Replaced front porch floor and fully insulated, ready to be enclosed.
- ~ Replaced the washer/dryer with high end front loading ones
- ~ Replaced the stairs upstairs as well as down to the basement
- ~ Filled the parking spot with loose gravel to keep it levelled



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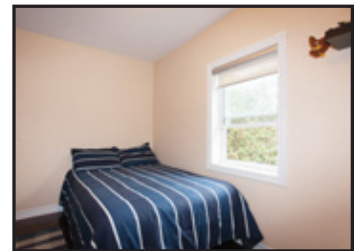
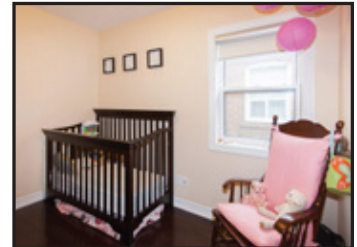
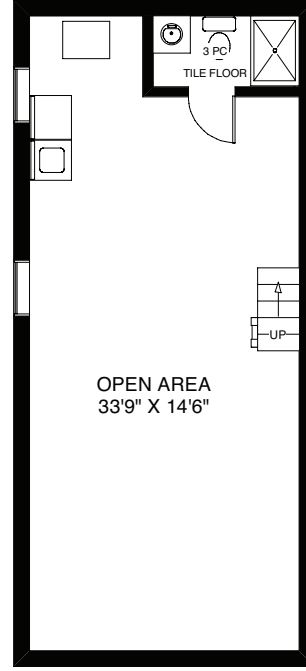
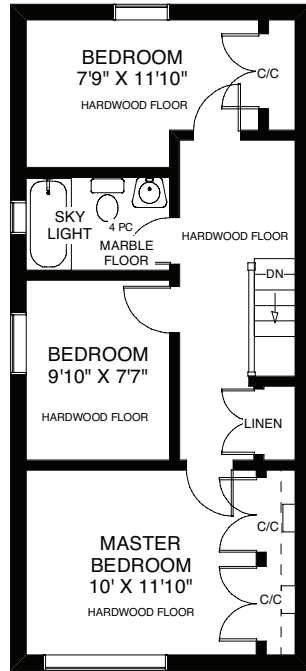
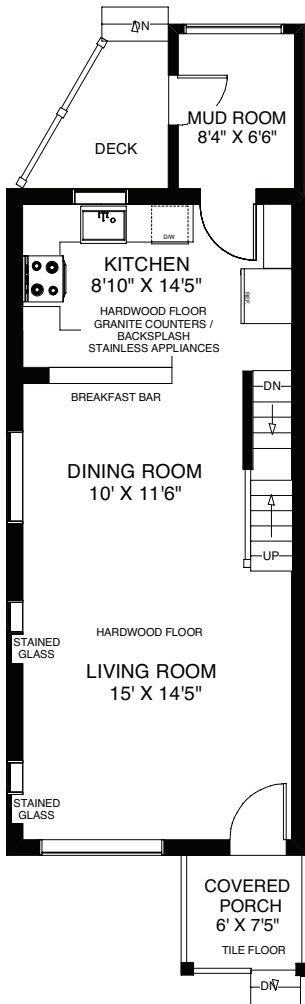
The Julie Kinnear Team  
Top 1% in Canada - by referral only™

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Tyler Delaney

Guiding you home



# 987 Greenwood Avenue



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

<b>Taxes 2013:</b> \$3000.00	<b>Hydro:</b> \$1200.00	<b>Heating/Gas:</b> \$900.00	<b>Insurance:</b> \$960.00
<b>Bedrooms:</b> 3	<b># Baths:</b> 2, 1x4 Piece – Second Floor, 1x3 Piece – Lower Level		<b>Possession:</b> 60 Days / TBA
<b>Approx Sq Ft.:</b> 1780 square feet (includes the lower level)		<b>Lot size:</b> 21.42 x 95.00 Feet	<b>Parking:</b> Mutual drive, parking for 1 car
<b>Inclusions:</b> Stainless steel fridge, stove, built-in dishwasher; front loading washer & dryer, electric light fixtures, window coverings, hot water tank, 2 flat screen TV's with wall mounts, network rack & Ethernet switch.			

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