



100 Smithwood Drive

Picturesque Eatonville Neighbourhood



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
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Guiding you home



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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A Hidden Retreat!

MUST SEE! Much larger than it appears with **3000 square feet** of incredible living/entertaining space! **This detached bungalow is nicely set back from the street on a large pie-shaped, 170 foot deep lot.**

A pleasure to introduce and offer for sale! This coveted enclave of homes is in a **beautiful, mature and convenient "Old City Etobicoke" neighbourhood** that continues to flourish with a great deal of builders & buyers investing and growing the neighbourhood.

Amazing flow and well-laid out main floor is flooded with lots of natural light from the skylight & picturesque windows. Cozy main floor family room with a roaring wood-burning fireplace! Stylish eat-in kitchen with stainless steel appliances, granite counters, skylight and a breakfast nook! 2 bedrooms (with room to add more), 3 baths and full lower level!

Enjoy the advantage of having a carport and private drive with parking for 3 additional cars. Oversized party deck and lush open park-like yard with built-in sprinkler system.

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! **Single parents and professional couples looking for a condo alternative!**

This home was custom built by a designer/builder that lived next door, for himself and his wife. Built with care and attention to detail!

A remarkable opportunity to move into a detached home in a prime location just one block north of Bloor!

Picturesque Eatonville Neighbourhood! (Kipling/Dundas West/ Bloor West)

Set in the enchanting Eatonville neighbourhood! A family oriented pocket of Etobicoke surrounded by an abundance of mature trees. Smithwood Drive is in such a convenient location with **easy access to transit, shopping, parks, schools and Bloor Street West.**

Shopping a plenty! Whole Foods, Loblaws & Metro are less than 1km away. The **Bloor Street shopping district** west of Kipling Avenue is a small neighbourhood retail corridor that includes local shopping plazas, food markets, restaurants, car dealers & independent stores.

Cloverdale indoor mall has over one-hundred retailers. This mall has special events going on throughout the year including a craft show, home show, antique shows and sidewalk sales.

Popular Sherway Gardens mall and surrounding big box stores on the Queensway is just 10 minutes away and features many **high end shops (including the new Saks Fifth Avenue) and popular retailers!**

Plenty of plush parks & local recreation surround. **2 minute walk to Smithwood Park and playground! Wedgewood, Greenfield and The West and East Mall Parks** contain tennis courts, a baseball diamond, a children's playground and an artificial ice rink, and an outdoor swimming pool.

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.

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.

Great school district! Kingsley Primary School, Wedgewood Junior, Bloorlea Middle School and the ever so popular **Etobicoke Collegiate!** There are many great Catholic, Private, French Immersion and alternative schools nearby as well.

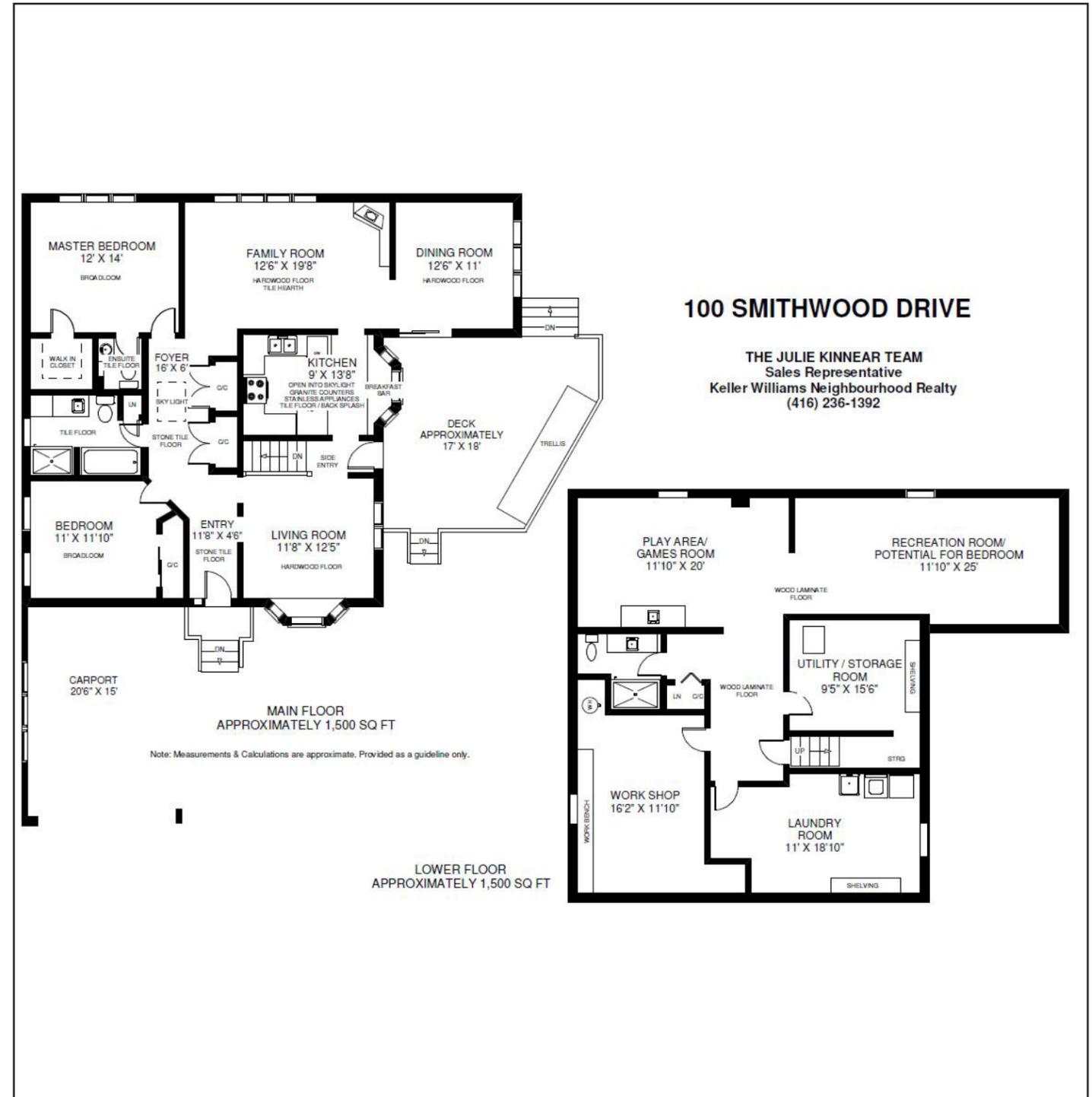
Transportation is a snap! 5 minute drive to Kipling Subway, which serves both TTC and **GO Transit** commuters. Bus services on Bloor and Dundas Streets, The East Mall and Burnhamthorpe Road also connect passengers to the Kipling station.

Commuting made easy! 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.**

Upgrades & Improvements!

2015 ~ Upgraded water main to street

2013 ~ Lower level bathroom update with shower plus added cupboard & counter space. Installed sink in recreation area and queen size built-in Murphy bed.



100 SMITHWOOD DRIVE

THE JULIE KINNEAR TEAM
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Bedrooms: 2 + 1	Baths: 3 (1 x 2 Piece on Main Floor) (1 x 4 Piece on Main Floor) (1 x 3 Piece in Lower Level)	Possession: 60 Days/TBA
Approx Sq. Ft: 3000 (includes lower level)	Parking: Carport & private drive for 3 additional cars	Lot Size: 17.47 x 170 Feet (Irregular pie shape)
2015 Approximate Annual Expenses: Taxes: \$4046.65	Hydro: \$1570.76	Heat/Gas: \$1417.99
Water: \$807.16		
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher & built-in microwave, washer, dryer, electric light fixtures, window coverings, garden shed, broadloom where laid, sprinkler system, hot water tank (rental), built-in Murphy bed.		
Exclusions: 4 drapery panels in 2nd bedroom		

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