



100 Twenty Seventh St

“Toronto’s Village by the Lake”



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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Extra Special Renovation in Long Branch

Simply stunning! Big wow factor in this gorgeous detached 2 storey home with large addition that is set on a picturesque and sprawling west facing **50 x 150 foot lot and just a couple of short blocks to the Lake and waterfront trail.** Your city retreat awaits you!

A growing family will adore all the space this over **4000 square foot home** offers spread out over 3 levels.

- **Outstanding main floor plan boasts a huge “great room” addition with 14’ wood-beamed vaulted ceilings and wood-burning fireplace**

- **Oversized open concept chef’s kitchen**

- **3 + 1 bedrooms including master with ensuite and 3 baths**

- **Finished huge lower level with sauna and separate nanny/in-law suite**

- **Exhaustive list of upgrades and superb pre-sale home inspection report.**

Attached 1 car garage and unique 2 private driveways - means at least 4 car parking plus no need to jockey cars when coming and going!

Summer fun has just begun! This **pool-sized extra deep lot** is the perfect spot to entertain and unwind with family and friends.

Private fully fenced-in yard, professionally landscaped pathways, back deck and patio area offer plenty of space for kids, pets and grown up play. Enjoy the **magnolia trees, wisteria vines, Japanese lilacs and pussy willow shrubs, the custom cedar garden shed and irrigation system...**a true gardeners delight!

Long Branch is a terrific neighbourhood that is very quiet, child friendly and has really coming into its own, with new shops and restaurants making roots because it is surrounded by **desirable schools for all ages (including the lovely Humber College campus), TTC, GO Station and easy highway access.**

Invest in your forever home here, in this magical enclave of homes surrounded by mature trees, scenic trails and pretty properties.

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Upgrades & Improvements

- 2017:**
- Miele built-in fridge & dishwasher, master ensuite bath

- 2016:**
- Roof - removed shingles & 25 year shingles installed
 - Tankless “on demand” hot water heater installed (rental);
 - Custom built 8’ x 8’ Cedar sauna
 - Exterior stone & stucco façade with insulation behind
 - Custom solid wood front door with stained glass (Amberwood doors)

- Miscellaneous**
- Perennial garden, professionally landscaped with irrigation system
 - Custom cedar garden shed 8’x12’
 - Hi efficiency Forced Air gas Furnace 2013
 - Upgraded windows - Replaced windows on second floor and front room, main floor kitchen and family room are high end wooden windows and doors
 - Working wood burning fireplace
 - Nest thermostat
 - Central Air conditioning
 - Upgraded wiring, plumbing

2017 Approx. Annual Expenses	Bedrooms: 3+1
Taxes: \$4747.00	Baths: 3
Hydro: \$2071.00	1x3 Piece - 2nd Floor
Heating: \$2279.00	1x4 Piece - 2nd Floor
Water: \$1469.00 (tankless hot water heater rental)	1x3 Piece - Lower
Inclusions: Stainless steel: Wolf gas range, Miele built-in fridge & diswasher, washer, dryer, electric light fixtures, window coverings, cedar garden shed.	Kitchens: 1+1
	Lot Size: 50 x 150 Feet
	Parking: Attached 1 car garage and 2 private driveways for 4 cars
	Possession: 60 Days/TBA
	Square Feet: 4065 sq ft (includes the lower level)

So Much to Find Inside & Out!

Main Floor

- **Striking stone and stucco exterior facade** surrounded by lush gardens. Extra insulation added when exterior done in 2016.
- **Beautiful 2016 custom door with stained glass** welcomes you into the front foyer.
- Charm abounds with **gorgeous wood trim, mouldings, 9’ ceilings and hardwood floors throughout.**
- Spacious “formal” **living room with large bay window** facing the front yard.
- **Elegant dining room** fit for a family feast! **Double French doors** lead into the kitchen and a **wall of windows** face the side yard.
- **Fully equipped, gourmet kitchen could host any bake off!** This is the heart of the home with so many cool thoughtful upgrades throughout.
 - o **Brick pillars and accent walls surround**
 - o **Granite counters**
 - o **Stainless steel appliances including a top of the line 36” Wolf gas stove and 2017 Miele built-in fridge & dishwasher.**
 - o **Large Island with 2nd sink and space for bar stools.**
 - o **Pantry with transom window above**
 - o **Built-in bench and shelving**
- **Casual dining/breakfast area** overlooks the kitchen and family room - lots of space for kids to run around and easy to keep an eye on them!
- **Extraordinary family room with 14’ ceilings!** Glorious sun-filled **wood-beamed vaulted ceilings, toasty wood-burning fireplace, and custom built-in cabinets.**
- Main floor kitchen and family room high end wooden windows and **double French doors that walk out to the back deck and yard.**
- Entertain indoors or out!
- Find your way up the few steps off the family room to the bathroom tucked away that is also uniquely the semi-ensuite off the master bedroom as well.
- Stairway down from family room to the large area in the basement under the addition.

Second Floor

- The 2nd floor incorporates a **great foot print for privacy** of all bedrooms - and 2 staircases up.
- **Master bedroom suite! Separate dressing area with walk-in closet.**
- **Double French doors step down to the luxurious 3 piece semi-ensuite with oversized rain shower and pebble stone surround.** Separate back staircase off the back leads to downstairs.
- **2 large bedrooms** with ample closet space and hardwood floors throughout.
- **4-piece family bath with slate floors.**

Lower Level

- **2 different areas, with 2 staircases that lead you to each section**
- **The side door entrance leads to potential income apartment or use for an in-law/nanny/teenager suite. (Humber College students would covet!)**
 - o **Kitchen & 3 piece bath**
 - o **Large open living/sleeping area and 6’7” ceilings and new wood laminate floors**
- Sweat away your worries in the **walk-in multi-level 6-8 person cedar sauna** with slate floors (2016)
- Large open area is excellent space for a **family/recreation room** - or home workshop plus huge storage room.

