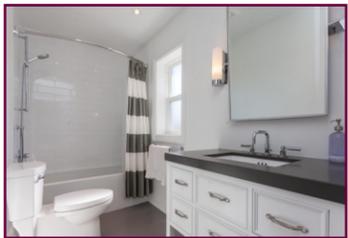




# 110 Mimico Avenue

## Beautiful "Olde Mimico"



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

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Top 1% in Canada - by referral only™

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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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## 110 Mimico Avenue, Toronto

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### Picture Perfect Home!

Renovated family home located in a premium pocket of "Olde" Mimico! This detached, 2-storey classic home sits on a wide 30 ft lot with pretty wrought iron fencing surrounding the front of the house and a new wooden fence surrounding the back yard. Extra safe for kids & pets!

Superb main-floor plan with an open-concept layout great for entertaining and keeping a watchful eye on your kids! Sunken living room with soaring 11 foot ceilings and a "must have" 2-piece powder room.

Gorgeous deluxe kitchen with stainless-steel appliances, granite counters, oversized breakfast bar and a walk-out to the back deck and garden.

3 large bedrooms, 2.5 baths and a fully-finished lower level!

Detached 2-car garage and wide mutual drive offer lots of extra space to park 2-3 additional cars! A total bonus when having guests over!

Excellent outdoor living space includes a HUGE wrap around stone courtyard, back deck and garden for enjoying al fresco dining & summertime parties.

John English Junior Middle School is conveniently located right across the street! This family-friendly neighbourhood is surrounded by excellent shopping, restaurants, schools, TTC, waterfront trails & the Lake. Ideal for a family looking to put down roots or an executive couple looking for a spacious home in a thriving location!

A commuter's paradise! The Mimico GO Train station provides you with the convenience of being at Union Station in less than 15 minutes. Quick & easy access to the downtown core and vibrant waterfront location!

### Main Floor

- Airy, bright and open living room with 11 foot ceilings

- Step up to the kitchen/dining room combination with 8ft ceilings. A welcoming space for hosting, feasting and family times.

- 2-piece powder room

- Spacious and renovated eat-in kitchen is a delectable delight! Stone tiled floors, granite counters, stainless-steel appliances, large Centre Island & breakfast bar with a built-in wine fridge and ample storage space. Walk-out from the kitchen to the beautiful back deck and garden

- Hardwood floors throughout the living and dining areas

### Second Floor

- Master retreat! Large window overlooking the front lawn, 8 foot ceilings and a wall of built-in closets.

- The 2nd and 3rd bedrooms are filled with lots of natural light from the large picture windows

- Luxurious 4-piece bath with Caesarstone counters

- Hardwood floors throughout

### Lower Level

- Large family/recreation room with almost 8'ceilings! Broadloom and lots of storage space

- 3-piece bath with an enclosed shower

- Open-concept office area

- Laundry/utility room

- Separate entrance

### Upgrades & Improvements

2016

~ Replaced front door

2013

~ Insulated upstairs walls and completely redid the 2nd floor bathroom

~ Main floor improvements in the living room

~ Painted main and 2nd floor

~ Replaced eavestroughs

~ Repointed the chimney

2012

~ Installed fence and put down sod in backyard

Bedrooms: 3 Baths: 3 (1 x 2 Piece on Main Floor) (1 x 4 Piece on 2nd Floor) (1 x 3 Piece Lower Level) Possession: 90 Days/TBA

Parking: Detached 2 car garage and mutual drive with ample parking for 2-3 additional cars

Lot Size: 30.00 x 152.00 Feet Approx Sq. Ft: 2040 (includes lower level)

2015 Approximate Expenses: Taxes: \$3500.00 Hydro: \$1920.00 Water/Sewer/Garbage: \$600.00 Heat/Gas: \$720.00

Inclusions: Stainless steel: Fridge, stove, built-in microwave, built-in dishwasher, built-in wine fridge, washer, dryer, electric light fixtures, window coverings, California shutters, automatic garage door opener with remotes, hot water tank (rental).

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## Beautiful "Olde Mimico"!

Rated #9 of 140 neighbourhoods by Toronto Life!

Mimico is the gateway to Toronto's waterfront neighbourhoods. This established community is well known for its cosy small-town feel, scenic lakefront parks & excellent local year round recreational facilities. A short commute downtown by car, TTC or GO Transit.

Residents come out in droves to show their community spirit at a number of local events including the annual Mimico Tulip Festival in May, the Pumpkin Parade November 1st each year and the Etobicoke-Lakeshore Christmas Parade.

Great school district! John English Junior Middle School right across the street, popular Lakeshore Collegiate, St. George Catholic School and many great French, private and alternative schools all close by.

Shopping a plenty! Mimico residents are well served by the shopping districts on Lake Shore Blvd and on Royal York Road. These shopping areas feature a variety of small locally owned stores and restaurants. Walk to the famous Sanremo Bakery where you will find mouth watering pastries, ready-to-go dinners and refreshing gelato.

For all of your large shopping desires zip over to the renowned Sherway Gardens & Smart Centre just 10 minutes away featuring the finest of high end shops and stores!

Lots of local recreation & parks surround! Nearby parks include Stanley Ave Park, and Mimico Memorial Park.

Located on the shore of Lake Ontario in Mimico is Waterfront Park. Completed in 2012 the park provides a 1.1 km of linear waterfront park space between Norris Crescent Parkette and Humber Bay Park West featuring a farmers market in the summer. Some of the many features include a boardwalk, separate multi-use trail that provides cycling and in-line skating access adjacent to the boardwalk, small pockets of wetland habitat and landscaping. Bike all the way downtown via the adjoining Martin Goodman Trail.

Mimico Arena located off Royal York Road @ Drummond Street offers extensive hockey and skating programs in the winter & Lacrosse in the summer. Fun fact -Brendan Shanahan grew up in Mimico and played hockey/lacrosse at the arena!

Etobicoke's MasterCard Centre for hockey excellence including the Maple Leafs practice arena is located at 400 Kipling Avenue and offers a state of the art world class four ice-pad facility.

Transportation is a snap! Bus lines include the 145 Downtown/Humber Bay Express or the 76 Royal York south straight to Royal York Station. Short walk to the 301 Queen and the 24-hour 501 Queen Streetcars at the Lake Shore Blvd/West Hillside stop. Mimico has its own GO Transit train station located at 315 Royal York Road, only an 8-minute walk away and is less than a fifteen-minute ride to Union Station where you can also hop on the UP Express to the airport.

Motorists can be downtown in ten minutes via Lake Shore Blvd or the Gardiner Expressway.

