

Check out the YouTube video at www.LovelyTorontoHomes.com

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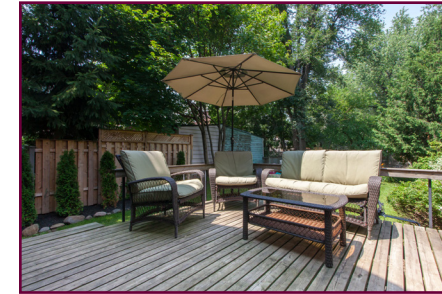
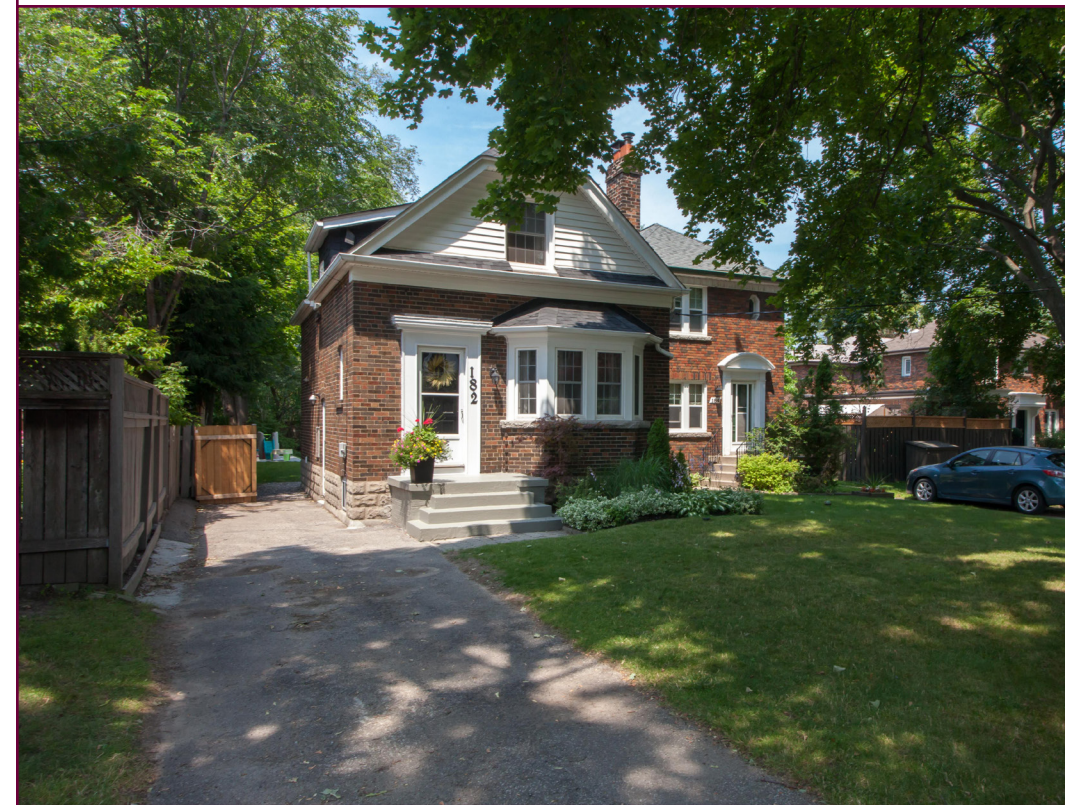
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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

The Julie Kinnear Team
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Guiding you home



182 McRae Drive

Prime Leaside Location



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A Renovated City Gem!

Extensively upgraded home with many expensive and thoughtful updates. Loads of original character and charm throughout!

Great opportunity to add on or build in the future! This detached 1.5 storey home boasts a great floor plan for family living and entertaining!

Extra long, private drive with parking for 3-4 cars is a rare find! Well maintained and landscaped yards and garden!

Perfect for a multitude of buyers! Are you a young family looking to put down roots in a thriving neighbourhood? Or maybe you're an empty nester, single parent, professional couple looking for a condo alternative?

You will love the great community spirit that Leaside has to offer! Known for renowned schools, shopping, restaurants, recreational centers, parks & green space to enjoy! A commuter's delight with a convenient bus stop right out your front door!

Picture Perfect Inside & Out!

- **Curb appeal!** This house is so adorable and stylish; it will make you smile before the key is in the door!
- **Front hall closet and pretty leaded glass window.**
- **Gracious living room** is flooding with natural light from the **large bay window** overlooking the front yard. Curl up and read a good book by the **wood-burning fireplace** on those cold winter nights.
- **Open concept dining room** overlooking the kitchen – perfect for watching the kids while cooking, or prepping for that fabulous dinner party.
- **Stunning kitchen renovation** for the chef of the home! **Stainless steel appliances, marble counters, butcher block Centre Island,** ample cupboard space & tiled floors for easy clean up.
- **Walk-out from the dining room & kitchen to the oversized back deck and beautiful garden,** perfect for al fresco dining.
- **Spacious master bedroom** has a **deep double closet** and picture window overlooking the front yard.
- **Large 2nd bedroom with a walk-in closet** and picture window overlooking the backyard.
- **Deluxe 4-piece renovated bath** with marble floors & separate linen closet.
- **Original refinished hardwood floors** throughout the **main and second floors.**
- **Full lower level with ample storage space** could easily be finished for a large open concept recreation/family room. There is a workshop/utility room for the handy Andy of the house with a built-in work bench. Double storage closet, open area & laundry room complete this level.
- **Tranquil back garden** with plenty of room for the kids to play.

Prime Leaside Location!

Situated in **South Leaside** at the corner of Rumsey & McRae. Mature, beautiful tree-lined streets and cozy community boasting a proud sense of ownership! **An ideal place to call home with all amenities nearby!**

Lots of local shopping... Walk to the conveniently located plaza at the south east corner of Laird/McRae with many great stores including; Home Depot, Sobey's, LCBO, Starbucks, Best Buy, Golf Town, Sport Check and many more...The newest hot spot is the Local located a short walk away at McRae @ Laird.

The newest shopping development, **Leaside Village**, located along Laird, has one of the **largest Longo's in the City!** To name but a few you will find The Beer Store, Tim Horton's, Bulk Barn, Linen Chest, Pet Valu, Against the Grain restaurant, Mucho Burrito and many more...

Bayview Avenue features an array of shops, banks, specialty stores, gourmet cafes and a huge variety of **popular restaurants.** Enjoy Cumbrae's meats, Alex Farm Cheese, Whitehouse butchers, De La Mer fish market, Epi Bread, Cobbs Bread, Hollywood Gelato, Rahier Bakery.

More local shopping can be found at the **Sunnybrook Plaza** located at the north-east corner of Bayview & Eglinton.

Extensive local recreation! Few Toronto neighbourhoods can match Leaside regarding sports & wellness. The **Leaside Memorial Community Gardens** at Millwood Road and Laird Drive is a multi-recreational complex that includes **2 indoor ice arenas, an indoor swimming pool, a curling rink and an auditorium.**

Trace Manes Park located off McRae Drive is the home to a playground, baseball diamond, an outdoor natural ice rink which is in use from late December until the end of February, and the **Leaside Tennis Club** which has six tennis courts. **The Leaside Public Library** is situated adjacent to the park, and can be seen from your front door!

Green space and parks surround! Enjoy nature and fitness activities in **Serena Gundy Park and Sunnybrook Park.** In addition to offering ideal picnic spots, Sunnybrook Park features top notch sports fields, dog parks, **an exercise trail and horseback riding stables.**

Superb school district attracts many families to this neighbourhood - Bessborough P.S., Rolph Road P.S., St. Anselm Catholic School, Northlea P.S., Leaside High School, Crescent School, Toronto French School, Junior Academy, Children's Garden Nursery School... to name but a few!

Transportation is a snap! Bus route #88 along McRae connects to the St Clair subway station or the #56 Leaside to Eglinton subway station connecting passengers to the Yonge-University subway line. The under construction **Eglinton Crosstown Line** will also be an added bonus!

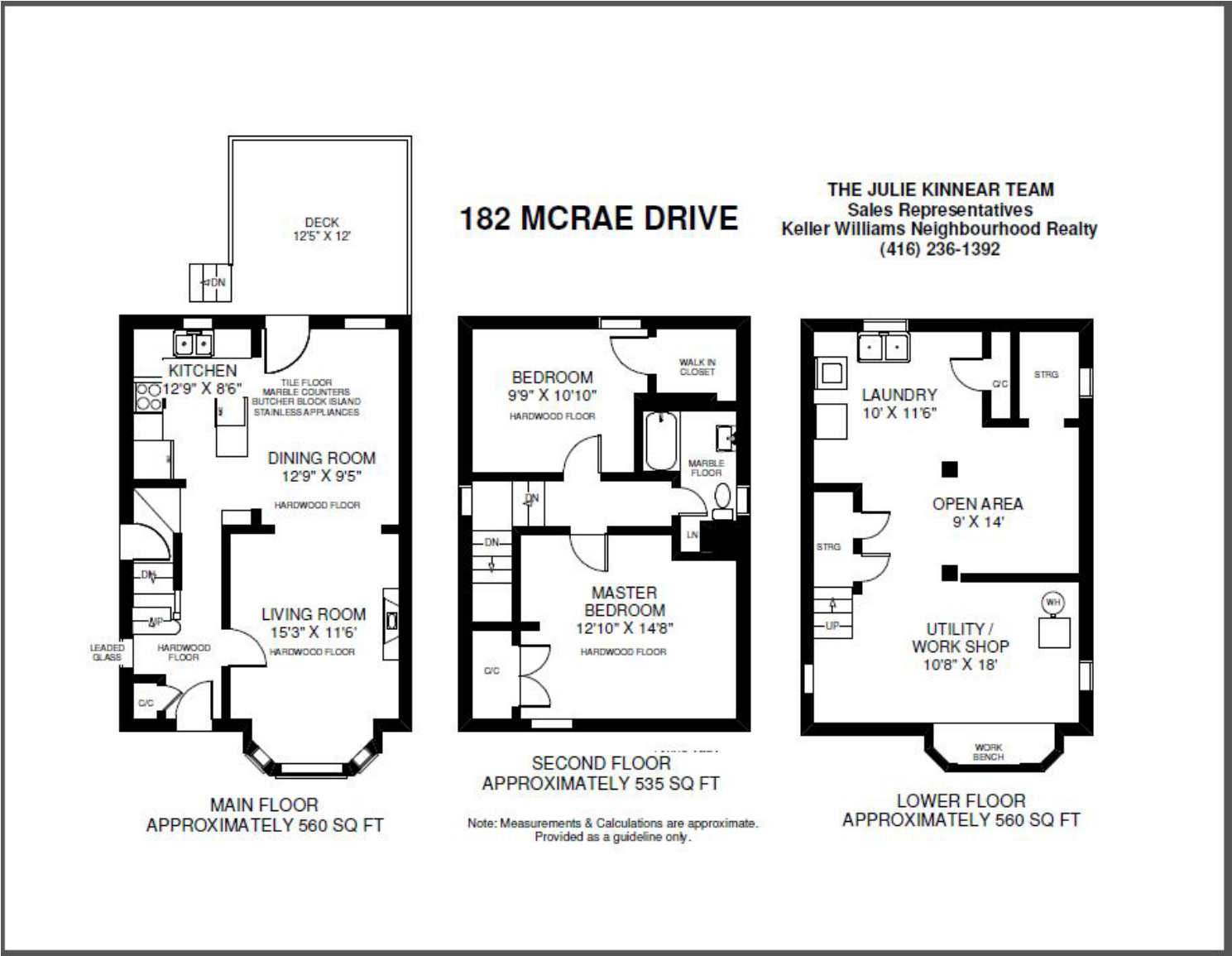
Motorists can be downtown in 15 minutes via the Bayview extension which also links up with the Don Valley Parkway and a myriad of commuter highways.

Upgrades & Improvements

2014 ~ New roof (warranty)

2012 ~ Replaced the furnace (warranty)

2010 ~ Complete renovation of the main and second floor. Removed plaster, foam insulation, new windows, new bathroom, new kitchen & appliances, marble countertops, original wood floors refinished and removed of all asbestos from the basement



Bedrooms: 2	Baths: 1x4 Piece (Second Floor)	Approx Sq Ft: 1655 (includes lower level)		Possession: 60 Days/TBA
Parking: Private drive parking for 3-4 cars		Lot Size: 32'9 1/2" Frontage, 29' Rear, 106'2 1/4" on east side and 121'6 1/4" on the west		
Inclusions: Stainless steel: Fridge, gas stove, exhaust hood & built-in dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental), window air conditioning unit.				
Approximate Annual Expenses for 2014:	Taxes: \$4522.92	Hydro: \$1200.00	Heating/Gas: \$1200.00	Water & Waste: \$600.00

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