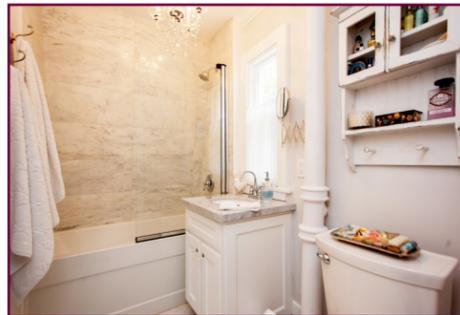


217 Donlands Ave Coveted Community



Check out the YouTube video at www.LovelyTorontoHomes.com

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Top 1% in Canada - by referral only™

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Jennifer Palacios
Holly Chandler
Tyler Delaney

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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Danforth Delight!

Fantastic opportunity to move into a **detached, 2 storey newly renovated home in a premium pocket of East York!** Friendly neighbourhood surrounding by excellent shopping, restaurants, schools and TTC!

This **modern urban home has a brand new state-of-the-art kitchen, front facing sunroom, 2 well proportioned bedrooms, luxurious spa-inspired 4 piece bath, parking & upgraded mechanicals.**

Are you an artist, musician or do you work from home and need quiet space? **Discover the inviting private Studio off the back with electricity, soaring 10' ceilings, 2 skylights, double French doors and original barn yard style doors. A rare find in the city!**

Ideal home for singles, couples, downsizers and first time buyers looking to get into the market!

Special Features & Upgrades:

- **Large sunroom with double French doors** draws you inside! Convenient space ideal for welcoming company and storing strollers, leashes, outerwear and boots.

- **Pristine rich hardwood flooring** throughout the 1st & 2nd floors (new 2014).

- **Open concept living/dining room** featuring a **stained glass window, wainscotting, and mouldings** throughout add character and beauty.

- For additional entertaining space, **walk-out to the back deck and patio** from the dining area.

- **Deluxe, gourmet kitchen renovation (2013-14)** complete with **granite counters, high end stainless steel appliances and stone backsplash.**

- **King sized master bedroom retreat!** Attention shopaholics – fall in love with the **wall to wall custom closets & built-ins. Double French doors lead out to a private balcony**

- **Second bedroom** is ideal for a **guest room, home office or baby room.**

- **Newly renovated, 4 piece lavish bath with marble floors, vanity & surround.**

- **Full lower level** is a large open canvas to use as you wish. **Recreation room for lounging or exercise room?** The choice is yours. **Laundry area with a full size front loading washer and dryer.**

- **The walk-out to the back deck & parking area** is ideal for carrying in all your groceries from the car. **Lovely rear yard for entertaining plus studio!**

- **Mutual driveway and detached 1 car garage with the potential to park 2 cars** (1 inside and 1 out if not using the garage as a studio).

Coveted Community!

Situated south of Mortimer and north of Sammon Avenue just north of the Danforth ~ **A convenient location in this family friendly Danforth Village neighbourhood of East York!**

Supportive community spirit makes this an **ideal location** to live and raise your kids!

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, biking or walking the dog, look no further than **Dieppe Park**, complete with a **Splash Pad, the East York Community Centre** (Pape/Cosburn) or **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**, at the **East York Community Centre** or at **Pape and Danforth**, offer children's programs and internet workstations.

Well-regarded schools include the popular Danforth Collegiate, Holy Cross Catholic School, French programs at RH MacGregor Elementary & Le Mosaique School plus Cosburn Middle School & East York Collegiate.

Attention hospital workers! **Convenient access to Toronto East General Hospital!**

Transportation is a snap! Just a 10 minute walk to Donlands Station on the Bloor-Danforth subway line. There is also a **Go Train station** at Danforth & Main.

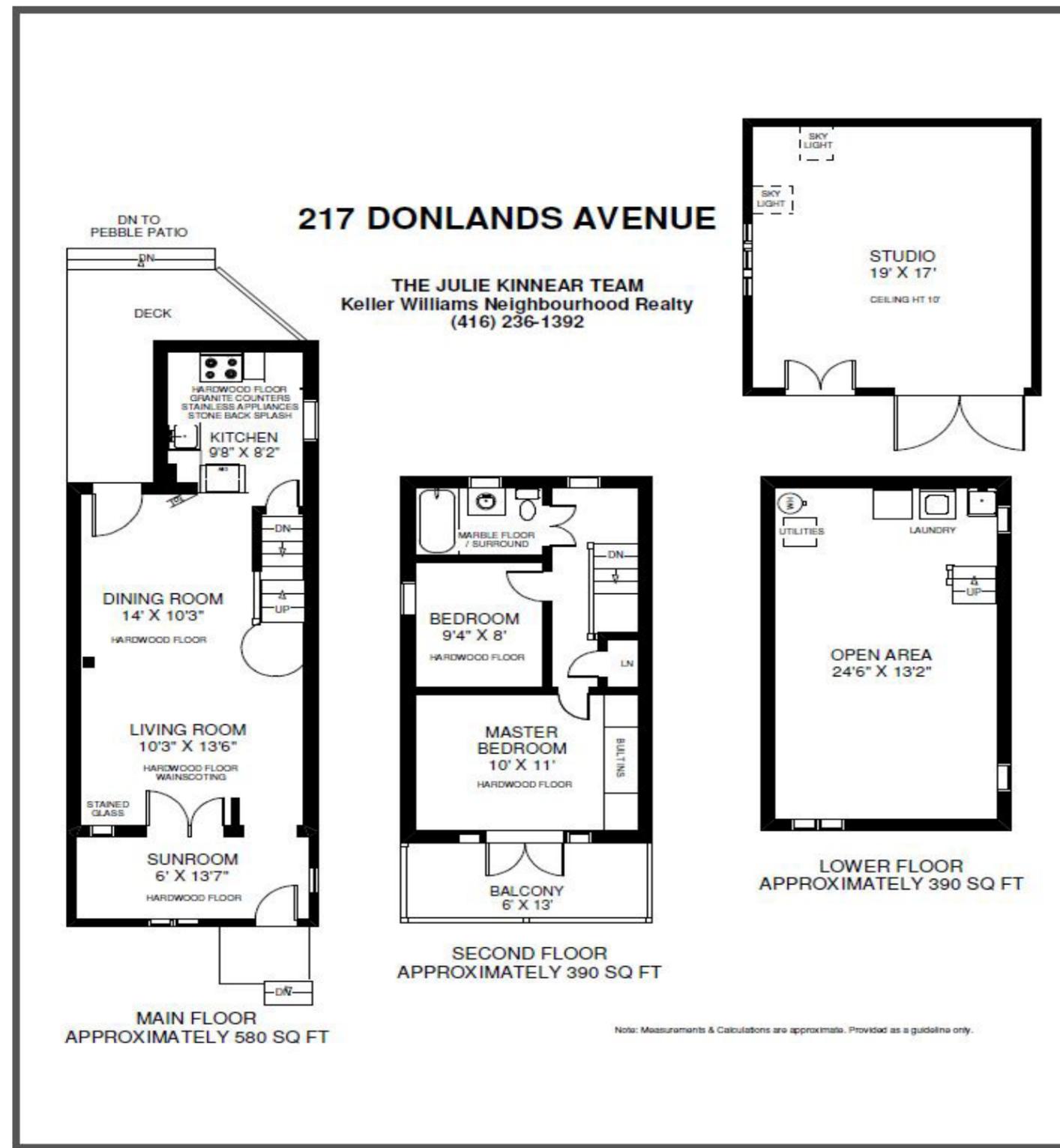
Motorists can be in & out of the city in just minutes. Amazing access to the Don Mills entrance of the DVP off of O'Connor! **Easy access to downtown, Lake Shore Blvd and Gardiner!**

Upgrades & Improvements

2014 ~ Installed Lennox central air conditioning & furnace (April)

2013 ~ Complete kitchen reno with custom built cabinetry, granite counter top and all new stainless steel appliances.
 ~ Complete bathroom reno including new soaker tub, Carrera marble floors, vanity & counter top.
 ~ Re-finished the hardwood floors
 ~ New wiring throughout
 ~ New windows
 ~ Painted interior and exterior throughout.

2010 ~ Re-shingled the roof



Bedrooms: 2	Baths: 1 ~ 1x4 Piece (Second Floor)	Approx Sq Ft: 1360 square feet (includes lower level)	Lot Size: 19.67 x 90.00 Feet
Parking: Detached 1 car garage off mutual drive with the potential to park 2 cars (1 inside & 1 out)		Possession: 30-45 Days/TBA	
Inclusions: Stainless steel fridge, stove & built-in dishwasher, electric light fixtures, window coverings, front loading washer & dryer, fridge in lower level.			
Exclusions: All chandeliers in bedrooms, bathroom and dining room.			
Approximate Annual Expenses for 2013: Taxes: \$2650.00 Hydro: \$540.00 Heating/Gas: \$930.00 Insurance: \$1100.00			

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