

254 Ranleigh Avenue | Wanless Park!



Check out the Youtube video at www.LovelyTorontoHomes.com

254 Ranleigh Ave

More Details to Appreciate!

Incredible 3 Bedroom Semi in Bedford Park P.S. Catchment!

Located in **one of the most sought-after neighbourhoods of North Toronto** where every amenity is just minutes away. Superb school district includes **Bedford Park P.S. with Community Centre** right at the end of the street and **Lawrence Park Collegiate**.

Walk to Yonge & Lawrence subway station, shops, and fabulous restaurants. Beautiful Wanless Park, with tennis courts, wading pool and playground, is almost in your backyard.

A growing family will appreciate:

- o Large main floor principal rooms
- o Mud room walk-out to the backyard
- o 3 bedrooms plus 2 full baths. Heated floors in lower level bath.
- o Fully finished lower level with large recreation room

Family friendly neighbourhood with a true sense of pride and ownership! Invest in this magical enclave of homes surrounded by mature trees, scenic trails and majestic properties.

Highlights & Features Inside

Welcoming Main Floor

- o Charm and character combine with many modern upgrades, clean lines, and plenty of natural light.
- o Host all your family gatherings in the **living room** around the **cozy gas fireplace with mantle**.
- o **Sun-filled dining room** with pretty picture window.
- o **Kitchen has a breakfast bar** for casual dining and ample cupboard-counter space.
- o **Must have main floor mud room with a walk-out to the back garden.**
- o **Hardwood floors throughout.**

Spacious Second Floor Layout

- o **Front-facing master bedroom with wall to wall custom built-ins and a closet.**
- o The **2nd bedroom** facing the backyard has a **built-in desk**.
- o Good-size **3rd bedroom** with a closet.
- o **4 piece family bath.**
- o **Hardwood floors throughout.**

Finished Lower Level with Large Rec. Room

- o **Oversized family recreation room** is the perfect spot for family movie nights, kids play area or plenty of open space for a home office. Broadloom throughout.
- o **3 piece bath with heated floors, sliding pocket doors and combined with laundry room.**
- o **HUGE closet with sliding doors.**
- o **Double under-stair storage** to neatly hide your luggage and holiday décor.
- o Furnace room.



Upgrades & Improvements

2019 ~ New Roof

~ Replaced furnace and humidifier

2014 ~ Replaced hardwood floors throughout the main and second floor

In 2006 - finished basement, replaced windows and front door, replaced all pipes - all lead removed.
Improved water main from the street to the house.

Approximate Annual Expenses for 2019

Taxes: \$4390.00
Heating/Gas: \$852.00
Hydro: \$1440.00
Water/Waste: \$700.00



Coveted Wanless Park Neighbourhood!

Bedrooms: 3

Baths: 2 (1x3 Piece) (1x4 Piece)

Square Footage: 1640 sf (includes lower level)

Lot Size: 16.42 x 90.00 Feet (Irregular)

Possession: 60 Days/TBA

Parking: Street permit parking available

Inclusions: Fridge, stove, dishwasher, freezer in basement, washer, dryer, window coverings, electric light fixtures, ceiling fans, built-in shelving, hot water tank.



This is one of Toronto's most family friendly neighbourhoods offering an **excellent selection of public, private and separate schools, many parkettes and playgrounds**, a community centre, library, yoga centres, independent shops & restaurants.

Renowned school district! **The popular Bedford Park P.S. is just a 5 minute walk down Ranleigh**, Lawrence Park Collegiate, Northern Secondary, Blessed Sacrament, Loretto Abbey, Havergal College, Crescent School, Toronto French School, all attract many families to this neighbourhood.

No need for a car when you are just a 10 minute walk to Yonge/Lawrence subway station connecting passengers to the Yonge-University-Spadina subway lines!

For commuters travelling out of the city the **Avenue Road or Yonge Street on-ramps to Highway 401 are just minutes away.**

Shopping a plenty! A splendid mix of grocery stores, drug stores, coffee shops, **fine boutiques, and specialty stores along Yonge Street**. If you are not in the mood to cook there is a **wonderful array of restaurants from casual to fine dining all within walking distance.**

The Avenue Road shopping district, north of Lawrence, has a diverse mix of shops and specialty stores including popular gourmet food shops such as Pusateri's and Bruno's as well as nearby No Frills.

Lots of local recreation! **Wanless Park is the social and recreational hub of this neighbourhood. Its facilities include five floodlit tennis courts, a baseball diamond, a basketball court, a wading pool and a children's playground.**

Indoor recreational facilities are available at the **Bedford Park Community Centre** (located inside the Bedford Park School). **This recreation centre has a gymnasium and an indoor pool.**

Golf enthusiasts are just a 5 minute drive to the private **Rosedale Golf Club** and the nearby public **Don Valley Golf Course**, off Yonge Street, and just north of York Mills.

The George Locke Public Library at Yonge and Lawrence offers residents a wide range of programming for children and adults.

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