



## 27 Belgrave Avenue North Toronto



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

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The Julie Kinnear Team  
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Guiding you home



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Expansive Home in Posh North Toronto Neighbourhood!

Welcome to this sprawling **Georgian beauty set on a picturesque 40 x 140 foot lot in the exclusive Amour Heights / Cricket Club neighbourhood!**

**Incredible value** for this upgraded home with 4 bedroom plus office upstairs, 4 bathrooms, main floor family room & finished basement!

Raise your growing family in an amazingly quiet enclave of homes enveloped by mature trees, lush grounds, **the best of the best schools** and fabulous shopping!

**Superb main floor boasts large principal rooms and an excellent flow with a large addition off the back!**

- **Grand living room with “must have” real wood-burning fireplace** & large bay window will **host all your large family gatherings**
- Pretty **formal dining room** has space you need for full size dining set & buffet hutch
- Cook up a storm in the **bright updated eat-in kitchen** with ample cupboard/pantry and counter space to prep all your meals, kids or casual meals enjoyed by the window
- **Fabulous main floor family room** is drenched in natural light from corner windows.
- **Over 10’ ceilings and 2 sets of sliding glass doors walk-out to theback patios and landscaped garden**
- **Updated main floor 2 piece guest powder room**

**Unbelievable 2nd level layout with 4 bedrooms plus den!**

- **King size master retreat!** Wall to wall closets, pretty bay window and broadloom over hardwood floors.
- **Custom home office!** A thoughtful separate pass through from the master suite to not disturb your partner while burning the midnight oil. **9’7” ceiling height, wall to wall bookcases**, exposed brick wall, broadloom and large front facing window.
- **The 2nd bedroom** has a wall of built-ins, closet and hardwood floors overlooking the balcony.
- **The 3rd bedroom** would be well suited for your eldest child as it has lots of closet space and a **walk-out to a private back deck overlooking the garden**
- **Sun-filled 4th bedroom!** Bright & light with corner windows overlooking the back, double closets, wainscoting and broadloom
- **Two upgraded 4 piece family baths**
- Ample linen and storage closets throughout this floor & trendy exposed brick wall.
- Easy access to the attic staircase and spacious storage area.

Bedrooms: 4+1	Baths:4 – 1x2 Piece (Main Floor) 2x4 Piece (Second Floor) 1x2 (Lower L evel)	Lot Size: 40 x 139.14 Feet
Parking: Built-in 1 car garage and private drive parking for 2 cars	Possession: 60 Days/TBA	Approx Sq. Ft: 3350 (includes lower level)
Approx. Annual Expenses 2013: Taxes: \$6700.70	Hydro: \$4124.84	Heat/Gas: \$613.21
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, electric light fixtures, window coverings, broadloom where laid, ADT alarm system (buyer to assume monitoring contract). Exclusions: Wine cooler, upright freezer in laundry room, main floor powder room light fixture & drapery panel, 2 drapery panels in pale pink bedroom		

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Fully finished very dry lower level!

- **Sizable recreation room** is ideal for your kids to play with friends
- **Workshop/storage room** for the handy Andy of the house with built-in shelving units for all your tools
- **2 piece updated bath**
- **Full size Laundry room with extra room for additional appliances and folding table**
- **Huge storage room for all your families “stuff”**
- **Separate side entrance, makes for possible nanny or in-law suite potential**

Peaceful back patio & **very private fully enclosed garden** is the perfect spot to unwind and enjoy dinner & drinks with your loved ones.

**Built-in very high ceiling 1 car garage with newer door and private drive parking for 3 cars.**

North Toronto Armour Heights/Cricket Club Pocket!

Located east of Avenue Road, north of Wilson Avenue and west of Yonge Street in a highly desired location! **An established family oriented community.**

**Incredibly quiet, with kids playing on the streets and walking home from school. There is little to no traffic other than the locals!! Armour Heights School is only a block away to the back entrance.**

The residents display a pride of ownership that can be seen on the manicured lawns and pretty gardens found throughout this neighbourhood. There is a relaxed, country charm ambience here thanks to the **abundance of mature trees** and the fact that many of the streets do not have sidewalks.

**Homes are in great demand because of all the amenities that this location has to offer including upscale shopping districts, excellent schools, and close proximity to public transportation and to Highway 401.**

**Superior school distract draws many families into the neighbourhood!** Armour Heights P.S., Ledbury Park M.S., St. Andrew’s J.H.S., Lawrence Park Collegiate, Northern S.S., Loretto Abbey Catholic School, Havergal College & Toronto French School to name but a few!

**A shopper’s paradise!** Enjoy some of the best shopping found anywhere in Toronto, along Yonge Street and Avenue Road offering boutique shops, find dining restaurants, cafes, bakeries, grocery stores, art shops, professional offices +++.

**Families have a myriad of recreational options!** The **Armour Heights Community Centre**, located at 2141 Avenue Road, offers dance & fitness programs for adults, tiny tots & children’s after-four program. **The Armour Heights public library** is located in this community centre.

**The Toronto Cricket Skating and Curling Club** located a couple of blocks away at 141 Wilson Avenue is one of Toronto’s premier private clubs. Facilities include tennis, squash, skating, curling, cricket, croquet, lawn bowling, aerobics, and swimming, as well as a snack bar and dining facilities.

For golf enthusiasts, the **Don Valley Golf Course** is located just north of York Mills off Yonge Street. This public course is set amongst the beautiful scenery of the Don River Valley.

**Well served by public transit.** There are bus services on Avenue Road, Yonge Street & Wilson Avenue connecting to the Yonge-University-Spadina subway line. York Mills subway station is only a few blocks away.

**Be in and out of the business and entertainment districts** via Yonge Street or Avenue Road. Heading out of town? Highway 401 is conveniently located just beyond the north boundary of this neighbourhood.

Upgrades & Improvements

Recent Mechanical Improvements

- 2011 ~ Shingles and flat roof redone
- ~ High efficiency forced air gas furnace installed in the main part of the house
- ~ New windows and doors throughout most of the house

