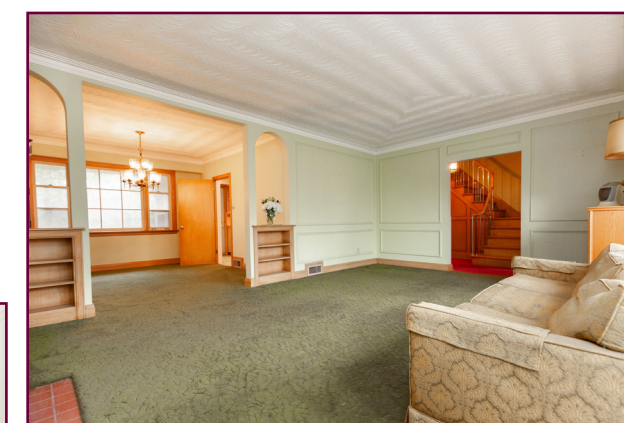


4 Heathrow Court

Picturesque Humber Valley Village



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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4 Heathrow Court, Toronto

Huge Lot and Renovation Opportunity on Quiet Street in Prestigious Humber Valley Village!

Humber Valley Village is a coveted family-friendly west end neighbourhood enveloped by mature trees, beautiful homes and plenty of parkland. It is an idyllic setting in the city yet so close to amenities and transit and in the sought after **Humber Valley Village JMS** and popular **Etobicoke Collegiate** school catchments.

Looking to build new or renovate? Check out this **mid-century spacious detached side split with many vintage characteristics intact**. Excellent floor plan with almost **3000 square feet of living space** on all three levels.

The home is set on an extra-large 60 x 135 foot pool-sized proper, well proportioned rectangular lot. This hidden gem is not on a corner, so it has a substantial back yard, with mature trees for privacy and is ready for a fabulous addition to be added and family parties to be hosted.

Ample parking for 6! **Double built-in garage for 2 cars plus plenty of storage space and double private drive parking for 4 additional cars!**

Heathrow Court is a very **quiet and cozy street with only 7 other properties**, and conveniently located just east of Islington to access transit & walk to Thorncrest Mall for every day needs.

Proudly owned by the same family for over 50 years! Attention contractors looking for a project or buyers looking to build their dream forever family home on a massive lot in a prime location!

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Features Inside:

Main Floor ~ 1200 square feet

- **Front foyer** with a **coat closet** and a **2 piece powder room** at the end of the hallway.
- **Spacious dining and living room with a marble fireplace, crown mouldings, large windows and decorative archways with built-ins.**
- **Retro cool eat-in kitchen** with pantry closet. **Vintage stove is a treasure!**

- **The additional sunroom off the back** has wall to wall windows and **walks-out to the backyard.**

- **Main floor bedroom** is a great size with a **double closet** and window facing the yard.

Upper Level ~ 630 square feet

- Comfortable upper landing with a linen closet.

- **2 grand bedrooms** on this level with **wall to wall closets and a 4 piece bath.**

Lower Level ~ 1100 square feet

- **Expansive family recreation room** has a **brick fireplace and built-in bar.**

- **2 piece bath, 2 large storage rooms** with laundry and furnace.

Amazing outdoor space in the serene **fully enclosed yard!** It's the perfect spot to unwind, barbecue and enjoy playing with the kids and pets.

Picturesque Humber Valley Village!

A premier family friendly neighbourhood in Toronto's west end, **Humber Valley Village is surrounded by golf courses, parks and the Humber River Valley Ravine.** Pretty rolling topography and winding streets that are lined with mature **oak and maple trees** provide a respite from the hustle and bustle yet are so close to many amenities.

Humber Valley Village is a **popular community designed for families.** The homes and **properties are a good size**, the streets are pedestrian friendly, schools, shopping, churches and recreation are all within walking distance.

Numerous nearby shops for your convenience! Walk to Thorncrest Mall for your immediate needs - includes, a TD, Foodland, Shoppers Drug Mart and Home Hardware. **Humbertown Shopping Centre** located at Royal York Road and The Kingsway is still a **neighbourhood shopping destination.** It is anchored by a **large Loblaws and includes some great foodie shops like Alex Farm, Cobs & Pasta Gourmet**, plus many owner operated specialty stores. There's a nice strip of shops near Islington & Dundas as well as the Bruno's and Mastermind Toys and shops on Dundas near Royal York. It is quick to reach Bloor Street West for services and plenty of restaurants.

Loads of local golf! Islington Golf Course & Lambton Golf & Country Club are both nearby, as well as **St. George's Golf and Country Club**, which has been described as **"one of the most difficult, historic and interesting courses in the world."** This private golf club has hosted the Canadian Open and has been rated as one of the **five best golf courses in Canada.**

Plenty of parkland. **James Gardens** is an oasis in the city which includes tennis, bike and walking trails, yoga and colourful floral displays. There is a cute park for dogs and kids right around the corner - **Drumoak Road Parkette**, as well as the **Chestnut Hills Park** with playground, and **Humber Valley Park** with baseball and skating rink. For cyclists the off-street cycling path connects to the Humber River Valley trails which link up with the **Martin Goodman Trail on Toronto's waterfront.**

Superb school distract draws many families into the neighbourhood! **Lucky learners in the Humber Valley Village JMS (JK-8) and Etobicoke Collegiate catchments** as well **Richview Collegiate** for French Immersion, and many private schools such as **Kingsway College School** (Pre-School-8), alternative and Catholic schools such as **Our Lady of Sorrows** (JK-8) and **Bishop Allen** (9-12) are close by.

Easy TTC and public transit routes! Bus service on Islington Avenue connects passengers to Islington Station on the Bloor-Danforth subway line, Airport transit etc.

Motorists are approximately 25 minutes from downtown Toronto's business and entertainment districts via Bloor Street, **5 minutes from the Highway 401** on-ramp off Islington Avenue and **10 minutes from Pearson Airport** for your convenience.

2017 Approx. Annual Expenses	Bedrooms: 3
Taxes: \$6389.86	Baths: 3 1x2 Piece - Main Floor 1x4 Piece - Upper Level 1x2 Piece - Lower Level
Inclusions: All kitchen appliances, window coverings and electric light fixtures (all in “as is where is” condition).	Parking: Double built in garage and private drive parking for 4 cars
Possession: 30-60 Days/TBA	Lot Size: 60.00 x 135.00 Feet
Square Feet: 2930 sq ft (includes the lower level)	

