



42 Groomsport Cres.

Prestigious Bridlewood Neighbourhood



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The **Julie Kinnear** Team
Guiding you home™

Julie Kinnear
 Jennifer Palacios
 Holly Chandler
 Tyler Delaney
 Claire Hartviksen

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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Expansive Detached Home in an Excellent Neighbourhood!

Family-friendly **Bridlewood neighbourhood** enveloped by mature trees, large homes and lush grounds. This large, 2-storey home is set on an **extra-wide 50 foot lot** boasting unbelievable living space!

A home that truly has it all! **Large eat-in kitchen, elegant dining room, spacious living room, main-floor powder room, 4 large bedrooms, 2.5 baths, a finished lower level with recreation room and tons of storage space throughout.**

Amazing outdoor space includes a **HUGE oversized wrap-around deck with pergola** and serene **fully enclosed garden**. It's the perfect spot to unwind, barbecue and enjoy dinner & drinks with your family and friends.

Ample parking! **Attached double-car garage and private drive for an additional 2 plus cars!**

A Sneak Peek Inside:

Incredible main floor boasts an excellent flow for family living!

- Elegant, open and airy foyer with a **double coat closet** and **convenient 2 piece powder room.**

- **Double French doors welcome you into the grand living and dining rooms** with hardwood floors and plenty of windows. Comfortable space for family gatherings!

- **Updated eat-in kitchen with built-in breakfast bar** overlooking the family 'hangout' area.

- **Separate side door entrance** off the family room offers the convenience of carrying your groceries in from the garage.

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Gracious 2nd floor layout with hardwood floors throughout and 4 large bedrooms.

- **Impressive master retreat with a 3-piece ensuite!**

- **3 large bedrooms** each with a closet.

- **4-piece family bath.**

Finished lower level provides tons of storage space.

- **Spacious recreation room** is the perfect spot for the kids to play and store all of their toys and "stuff".

- Large laundry/storage room.

2017 Approx. Annual Expenses	Bedrooms: 4
Taxes: \$3882.21	Baths: 3 1x2 Piece - Main Floor 1x4 Piece - 2nd Floor 1x3 Piece - 2nd Floor
Hydro: \$4392.00	Lot Size: 50 x 110 Feet (survey available)
Insurance: \$1027.00	Parking: Attached 2 car garage and private drive for 2 additional cars
Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, electric light fixtures, window AC unit (in garage), piano, barbeque, hot water tank (rental)	Possession: 60 Days/TBA
	Square Feet: 2550 sq ft (includes the lower level)

Prestigious Bridlewood Neighbourhood!

A desirable pocket of Scarborough designed for families. The larger lots and properties is a big draw for many to this neighbourhood for its proximity to excellent schools, shopping, transit and recreation.

Known for its idyllic setting, winding tree-lined streets, pedestrian friendly sidewalks and well maintained family homes! **Neighbourhood landmarks include** the Tam O'Shanter Golf course off Birchmount Road, and the Stephen Leacock Community Centre and Community Centre.

A shopper's delight! **Agincourt Mall**, located at the north-west corner of Kennedy Rd. and Sheppard featuring over forty stores, banks, a library, grocery store, salons and specialty stores. Popular **Fairview Mall** is a quick 15 minute drive away.

This neighbourhood also contains many **smaller shopping plazas** found along its main arterial streets offering an array of **food markets and restaurants**, as well as herb and health food stores.

Lots of local recreation with **Stephen Leacock Park and Community Centre** just a short walk away! **L'Amoreaux Park is one of Toronto's largest and most diverse recreational parks.** Highlights of this park include "Kidstown," an **outdoor water playground** for children, the L'Amoreaux Tennis Centre, which offers **year-round tennis**, and the **L'Amoreaux Community Recreation Centre**. This park also includes a paved walkway, a pond, a stream, a bridge and nature habitats.

Tee off at the Tam O'Shanter Golf Course located off Birchmount Road just north of Sheppard. This public golf course is known for its variety of holes and challenging water hazards.

Two local public libraries, the Bridlewood Branch located inside the Bridlewood Mall at Warden and Finch, and Agincourt Library located north of Agincourt Mall. Both libraries offer a variety of community based programming.

Superb school district draws many families into the neighbourhood! Pauline Johnson Jr. P.S., John Buchan Sr. P.S., Stephen Leacock Collegiate Institute, Bendale Business & Technical Institute as well as many private, alternative, daycares and Catholic Schools nearby.

Lots of TTC and public transit routes! The Sheppard, Finch and Steeles Avenue buses connect passengers to their respective stations on the **Yonge-University-Spadina subway line and the Sheppard line**. The Victoria Park, Warden Avenue and Kennedy Road buses provide connecting routes to the **Bloor-Danforth subway line**.

Motorists are within five minutes of the Highway 401 on-ramps south of Sheppard Avenue. This commuter highway provides quick and easy access to downtown Toronto's business and entertainment districts in approximately twenty minutes via the DVP.

For more information about this neighbourhood please visit: www.torontoneighbourhoods.net

