



7 Brynston Road, Toronto

Check out the YouTube video at www.LovelyTorontoHomes.com

Picturesque Bungalow in Princess Gardens!

- Spacious updated 3 bedroom detached bungalow set on a premium 50 foot south lot in the sought after neighbourhood of Princess Gardens!
- Cool 50's era quality built home with big principal rooms, 2 full baths, a light and bright finished lower level, plus attached garage.
- Safe, family oriented neighbourhood, this is an ideal home for a growing family, with private yard, and lots of space indoors & out for kids or dogs play. Or a nice option for empty nesters in this manageable space.
- Open and elegant living & dining room on the main floor are flooded with lots of natural light from the large bay windows.
- Cosy wood-burning fireplace for cold winter nights a definite must have on everyone's wish list.
- Bright eat-in kitchen with separate side door entrance boasts ample cupboard space and full pantry.
- Fabulous lower level has 1170 square feet of family fun space! Complete with a huge rec room, full workshop/laundry room, 4 piece bath, large storage room, double closet and under stair storage. Teenage kids would love to have their own room there!
- Enjoy the extensive outdoor entertaining space in the warm weather. Lovely sunny south facing fully fenced yard with 2 stone patios is perfect for barbecuing and privacy for all your friends and family gatherings!
- Attached 1 car garage with electric garage door opener and ample storage space for all your bikes, gardening tools & patio furniture plus private drive parking for 2 additional cars!
- This is a quiet family oriented community. Here you will find wide open spaces, tall stands of mature trees, spacious houses, excellent schools, an abundance of parks, golf courses and neighbourhood shopping plazas. Convenient to public transit, the airport & 400 series highways.

Princess Gardens!

- Princess Anne Manor and Princess Gardens are virtually one neighbourhood. West of Kipling Avenue is known as Princess Gardens.
- Princess Anne Manor and Princess Gardens were the last subdivisions to be developed by **Home Smith and Company**, whose earlier developments included the building of neighbourhoods such as **The Kingsway, Baby Point, Old Mill, and Humber Valley Village**, Brule Gardens subdivision in Swansea, and the Foxwell subdivision in Lambton. **Princess Gardens proved to be very popular with families and, by the early 1960's this neighbourhood was completely developed.**
- It is noteworthy that all of the houses in this neighbourhood are detached single family homes and the lots are exceptionally large.
- **Great school district!** Just a short walk to Princess Margaret Junior School, John G Althouse Middle School, Martingrove Collegiate. Many Catholic, private and alternative schools nearby.
- **The Lloyd Manor Plaza** located at Lloyd Manor Road and Eglinton Avenue features a **24 hour Metro grocery store**, CIBC bank, **Shoppers Drug Mart**, an optical store, a dry cleaner, a photo finishing shop, a variety store, and a wine shop. There are also many medical offices at this plaza.
- Residents of this neighbourhood also shop at the nearby **Richview Square** with delicious bakeries, shops, LCBO, Beer Store etc..
- Lots of local recreation! The John G. Althouse Community School located at 130 Lloyd Manor Road offers a variety of sports, music and arts programs for children and adults. They also host a Spring Flea Market and a summer camp.
- **Plenty of local parks!** Tennis courts, sports fields and baseball diamonds are available for public use at the **John G. Althouse School**. **Lloyd Manor Park around the corner** is a wide open green space that has been the site of many exciting sports games over the years.

- **Well served by public transit system!** Bus services along Lloyd Manor Road, Kipling Road and Martin Grove, connect passengers to stations on the **Go Transit line and the Bloor-Danforth subway line**. Eglinton bus connects passengers to the **Yonge-University-Spadina subway line**.
- Motorists are approximately twenty-five minutes from downtown Toronto, and **five minutes from the on-ramps to Highway 401/427**.
- **A golfer's paradise!** An array of golf courses are nearby including the **prestigious St. Georges Golf & Country Club**, Lambton Golf & Country Club, Islington Golf Club, Scarlet Woods Golf Course and the Weston Golf & Country Club!

Upgrades & Improvements!

- ~ Basement fully waterproofed
- ~ Roof re-shingled
- ~ Windows replaced
- ~ Improved water main to street
- ~ Upgraded electrical panel

Spacious Home!

7 Brynston is a pleasure to introduce and offer for sale! The emerald green lawn is the first thing you will notice on this serene setting!

Main Floor

Double front hall entry to welcome guests. Convenient split design for going up or down with walk-out to the back patio too! Never style insulated doors. Easy access in and out of the garage.

½ floor up is the large front hall closet off the foyer.

Living Room

- Cozy wood-burning fireplace with brick wall surround
- Large bay window
- Crown mouldings
- Immaculate broadloom over hardwood

Dining Room

- Open - overlooking the living room
- Broadloom over hardwood
- Crown mouldings
- Picture window

Kitchen

- Large eat-in style for casual/kids dining table
- Plenty of cupboard & counter space
- Side door entrance – access to yard
- Pantry closet
- Built-in dishwasher

Master Bedroom

- Double closet
- Hardwood floors
- Picture windows with shutters overlooking the back garden

Second Bedroom

- Double closet with sliding doors
- Hardwood floors
- Large picture window facing the back garden

Third Bedroom

- Double closet
- Hardwood floor
- Side window

3 Piece Bath

- Renovated family bathroom with large glass enclosed shower
- Linen closet with an additional one just off the hallway

Lower Level

Expansive full lower level has plenty of storage space throughout! Convenient under-stair storage perfect to store all your luggage/Christmas stuff!

Recreation Room

- Large wall to wall above grade window overlooking the back garden fills the level with loads of south facing natural light
- Exposed brick accent wall
- Laminate flooring

4 Piece Bath

- Built-in linen closet

Workshop/Laundry

- Workbench area for home projects & crafts
- Large open space to customize to suit your individual needs



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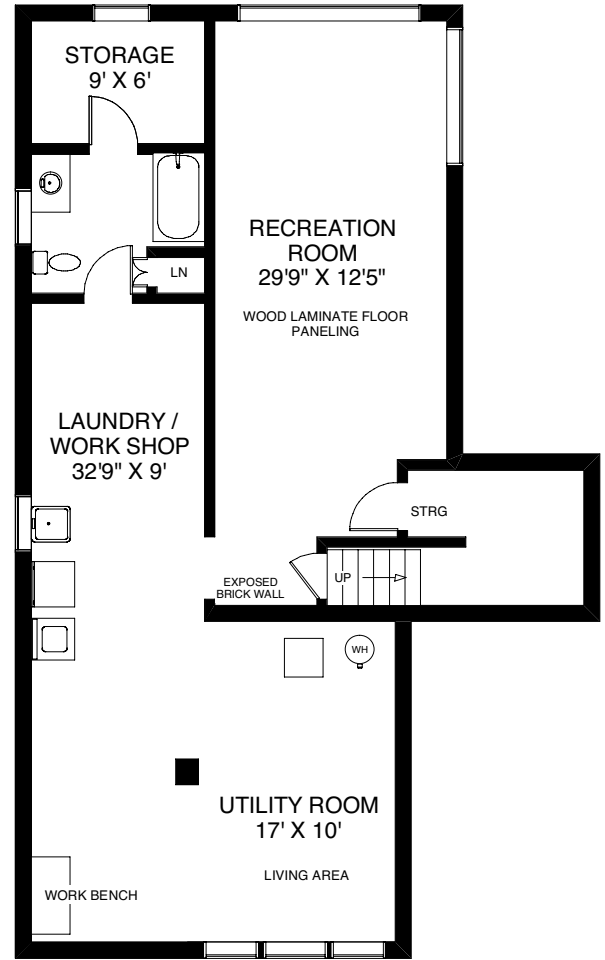
The Julie Kinnear Team
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Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney

Guiding you home



7 Brynston Road



Taxes 2012: \$3902.26	Taxes: \$3902.26	Hydro: \$1639.41	Heating/Gas: \$806.85	Water: \$489.93	Insurance: \$726.84
Approx Sq Ft.: 2340 square feet (includes the lower level)			Possession: 45-60 days / TBA	Bedrooms: 3	
Baths: 1x3 Piece – Main Floor 1x4 Piece – Lower Level			Parking: Attached 1 car garage & private drive parking for 2 cars		
Inclusions: Fridge, stove, built-in dishwasher, washer, dryer, window coverings, electric light fixtures, ceiling fan, electric garage door opener					
Exclusions: Hanging lamp in TV room, shed in backyard		Upgrades: Basement fully waterproofed, newer windows throughout, recent roof			

For great info & links visit www.LovelyTorontoHomes.com

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