



83 Coney Road | Queensway Neighbourhood



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83 Coney Road

Delightful Features Inside!

Impressive Bungalow on a Sprawling Lot!

Renovated, detached bungalow set on an extra-large 48 x 104 picturesque and sunny lot in the sought after Norseman JMS and Etobicoke Collegiate catchments!!!

2580 square feet, 3 + 1 bedrooms, 2 full baths and beautifully finished lower level with separate entrance would function well as an in-law/nanny suite! Great space to use recreationally as well, the choice is yours. This fabulous home offers many options for a multitude of buyers. Numerous upgrades and mechanical updates throughout!

Attached double-car garage with separate side door and extra-long private drive parking for 4 additional cars is an absolute bonus!

Enjoy a magical garden oasis and outdoor living space with included hot tub and gazebo just in time for summer fun and entertaining! When in full bloom, the setting is a tranquil retreat for quiet meditation and day dreaming. A safe, secure and fun area for your children and pets to play.

Attention to all those looking for a thriving neighbourhood in which to live, play and put down roots! Raise your family with peace of mind that every modern amenity is close by as well as excellent schools & arts programs, TTC, major commuter highways, the airport, parks and rec. and the Mimico GO station.

Comfortable layout with 1290sf for family living and entertaining!

- ❖ Welcoming front entrance with a transom window and double-coat closet
- ❖ 8'2" ceiling height and gleaming hardwood floors throughout
- ❖ Large, sun-filled open concept living/dining rooms with a wood-burning fireplace and stone surround
- ❖ Gorgeous renovated kitchen with breakfast bar, stainless-steel appliances, quartz counters, tiled backsplash and floors for fast cleanup
- ❖ Separate side-door entrance off the kitchen for ease of carrying your groceries in from the car
- ❖ Elegant master bedroom with His & Hers closets
- ❖ Recently renovated 4-piece bath and linen closet off the main hallway
- ❖ The 2nd bedroom offers a double closet
- ❖ Bright 3rd bedroom facing the backyard

Fully-finished lower level with 1290sf of superb space!

- ❖ Separate side-door entrance leads into a fabulous mudroom
- ❖ 6'9" ceiling height and broadloom throughout.
- ❖ HUGE family recreation room with a stone wood-burning fireplace to cozy up to on those cold winter nights
- ❖ Spare bedroom/play room with built-in shelves and a closet
- ❖ 3-piece bath with enclosed shower
- ❖ Office/hobby room
- ❖ Super-spacious laundry/furnace room offers ample space for all your storage needs
- ❖ Under-stair storage and tiled floors in the main hallway



Upgrades & Improvements

- 2018 ~ Replaced all windows
~ Replaced basement doors
- 2017 ~ Renovated main floor bathroom
~ Replaced roof shingles
~ Replaced main front doors
~ Attic insulation
~ Reconstructed chimney
~ High efficiency furnace/central air
- 2016 ~ Retrofit spray insulation in walls
- 2012 ~ Kitchen renovation
~ Refinished main-floor original hardwood floors
~ Replaced side door



The Queensway Neighbourhood!

Bedrooms: 3 + 1 **Baths:** 1x4 Piece and 1x3 Piece
Square Footage: 2580 sf (includes lower level)
Lot Size: 48.54 x 104.00 Feet (Irregular)
Possession: 60 Days/TBA
Parking: Attached double car garage and private drive parking for 4 additional cars
Inclusions: Stainless steel fridge, stove & dishwasher; washer/dryer, electric light fixtures, window coverings, electric garage door opener with remote, workbench in garage, hot tub, gazebo on back patio, hot water tank (rental for \$20/month to Enbridge – buyer to assume contract), furnace/central air (rent to own)
Exclusions: Pergola on west side of house, BBQ patio bar and table, garage cabinets and organizers.

Approximate Annual Expenses for 2018
Taxes: \$4566.00 **Hydro:** \$1080.00
Water: \$1140.00 **Heat/Gas:** \$1200.00



Popular and quiet west-end location is a welcoming and warm community with a strong BIA, excellent schools, convenient access to downtown Toronto and Highways. A quick 8-minute drive to the Mimico GO Station! There are also numerous scenic parks and recreational opportunities within walking distance. There is a nice mix of young professionals, families and older retirees, who take great pride of ownership in their homes and neighbourhoods.

Amazing school district! Many families move to this pocket of the city so their children can attend these excellent schools. The following are just the highlights: Lucky learners are in the very popular Norseman JMS and Etobicoke Collegiate school districts! The highly respected Etobicoke School of the Arts is right around the corner. This is a public art-academic high school where students can major in dance, drama, film, music and theatre and benefit from a very strong academic program.

Also close by is the Karen Kain School of the Arts; an integrated arts school for grades 6, 7 and 8. That's not all! Catholic Schools include Sainte-Marguerite-d'Youville a very special Catholic and French language school for elementary school aged francophone children. And wow, your children can also attend Bishop Allen Academy Catholic School. There are also other public, catholic and private schools close by.

Hey baby! There are six daycares close by! Munchkinz Preschool Inc. - JEI Learning Center - Early Adventures Nursery School & Child Care Centre - Tiny Treasure Montessori School & Day Care - Park Lawn Childcare - Le Petit Chaperon Rouge Garderie Francophone.

A shopping lover's delight! For the finest of high-end shops and stores just zip over to the renowned Sherway Gardens. Enjoy dinner and a movie at the Cineplex & VIP theatre, Kelsey's, Milestones & Montana's on the Queensway just a short 5 minute drive away. This retail district is anchored by the Kipling Queensway Mall which has a Sobey's, Winners, Mandarin restaurant, Swiss Chalet and other outlet stores. There are so many different specialty stores along the Queensway including many well-known restaurants, fast food if you're in the mood and of course the largest retailer on the Queensway; Costco.

FOODIES, we haven't forgotten you! If you like to dine out there are many options all within walking distance or a very short bike ride or drive: Italian, Polish, Japanese, Indian, Chinese, Thai, Mexican, Middle-Eastern, independent restaurants and cafes. Highlights are: The San Remo Bakery, Rocco's Plum Tomato, Spoon and Fork, and Mama Martinos (oh my, their lasagna!!).

You will love the Birds and Beans Cafe!!! Organic, eco-conscious, delicious and friendly with free Wifi. There is also a Starbucks close by if you are so inclined. Have you heard of Via Allegro??! It's an award-winning restaurant with a 5000 bottle wine cellar!!!!!! The best Japanese restaurant in Toronto and dare I say all of Ontario is Sushi Kaji -superb and authentic. Enjoy the flawless service and chef-guided tasting menu. It's a truly special experience.

Plenty of parks and recreation close by. Jeff Healy Park (Tennis Court and Baseball Field). Queensway Park (Baseball Field, Park and Outdoor Hockey Rink). Norseman Community Centre and Swimming Pool. 2 km to Lake Ontario and Bike Paths and Waterfront Trails. Mimico Creek and its lovely nature trails includes a baseball diamond, children's playground and two tennis courts.

Very well-served by public transit. Bus service on Royal York Road, the Queensway, and Islington Avenue connect passengers to subway stations on the Bloor-Danforth subway line. The 192 Airport Rocket leaves from Kipling Station. Islington station connects with Mississauga Transit. Just 20 minutes to downtown Toronto from the Mimico GO station!

Motorists can travel to downtown Toronto's financial and entertainment districts in approximately ten minutes via the Gardiner Expressway. For commuters heading west of the city the QEW can be immediately accessed off Islington Avenue.

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