



89 Eagle Road Springbrook Gardens



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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Cherished Springbrook Gardens Family Home!

Springbrook Gardens! Beautiful property lovingly cared for by the same family for approximately 60 years.

Calling all builders or renovators! This spacious, 3 bedroom bungalow with built-in garage and parking for 3 cars is set on a nice rectangular 42 x 119 foot lot. Just one house up from the corner so it backs onto other rear yards, this means even more greenery with a nice deep spacious feeling in the back, even if a larger home was built or an addition was added.

The home is located on a very quiet part of this pretty tree lined street, just a few blocks south of Bloor and a couple of blocks east of Islington. Picturesque location, with 3 different parks within a block of the house plus Fairfield Community Centre one block west!

If you have kids, Norseman is a terrific school - and an easy walk. Enjoy walking distance to the subway and proximity to the highways/airport. Wonderful neighbourhood for growing families, fitness buffs, and dog lovers.

More Features About The Home and Neighbourhood!

This desirable established neighbourhood is a terrific investment as it offers a mix of lovely detached homes, many of which have been recently renovated or newly built replacing smaller bungalows on large lots.

Over 2300 square feet of space to upgrade and renovate to taste. Large lower level with good ceiling height and separate side door entrance.

This well-built spacious brick 3 bedroom bungalow offers plenty of charm and is set on private landscaped garden.

3 car parking includes built in garage and private drive.

Green & leafy Springbrook Gardens is a thriving area with a mix of residents at all ages and stages.

Lying just south of Bloor between Islington & the shores of Mimico creek, just west of Thompson Orchard & Sunnylea, Springbrook Gardens offers plenty of parkland & quality schools to choose from.

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Walk to The Kingsway shops & restaurants. The nearby Village of Islington on Dundas Street West between Montgomery Road and Kipling Avenue has an upscale tone with a small town feel. The area is known for its art and history is home to Arts Etobicoke, Creative Village, The Music Studio and Montgomery's Inn., The Kingsway movie theatre screens old and new films! Many big box stores, Ikea & Cineplex can be found on The Queensway, and there are a few convenient upscale plazas & nearby restaurants and amenities just south on Islington.

Parks abound in area. Enjoy a walk with your dog or kids in 3 different parks only a block away! Lora Hill Park features tennis courts and a children's playground. One block over is Fairfield Park & Community Centre which has been completely revitalized with bike and walking paths, and cultivated green space, all supported by the City & neighbourhood residents. Spring Garden Park is nestled on the west bank of Mimico Creek and just a block east. This idyllic park has a children's playground and is well shaded with many old trees.

Families have a myriad of recreational opportunities @ Memorial Pool & Health Club as well as the Central Arena on Montgomery Road which offers public skating and organized ice and ball hockey leagues for children and adults. Brentwood Public Library features a variety of children's programming. Good Life Health Club (formerly Kingsmill) is @ Islington and Bloor.

Golfing fanatic? Home is within a 10 minute drive to some of the best golf courses in Toronto --- Lambton, Islington, Weston & St. George's.

Great schools nearby include both public, Catholic and private, as well as daycares and alternative schools. Norseman Junior Middle School and the ever so popular Etobicoke Collegiate attract many families to this neighbourhood.

Go green -- Leave your car at home with the amazing choice in public transit -- walk to Islington Subway station for Bloor-Danforth subway, Islington station is also a connecting route for the Mississauga Transit system as well as providing an express bus service to Pearson International airport. Kipling station connects to the GO lines.

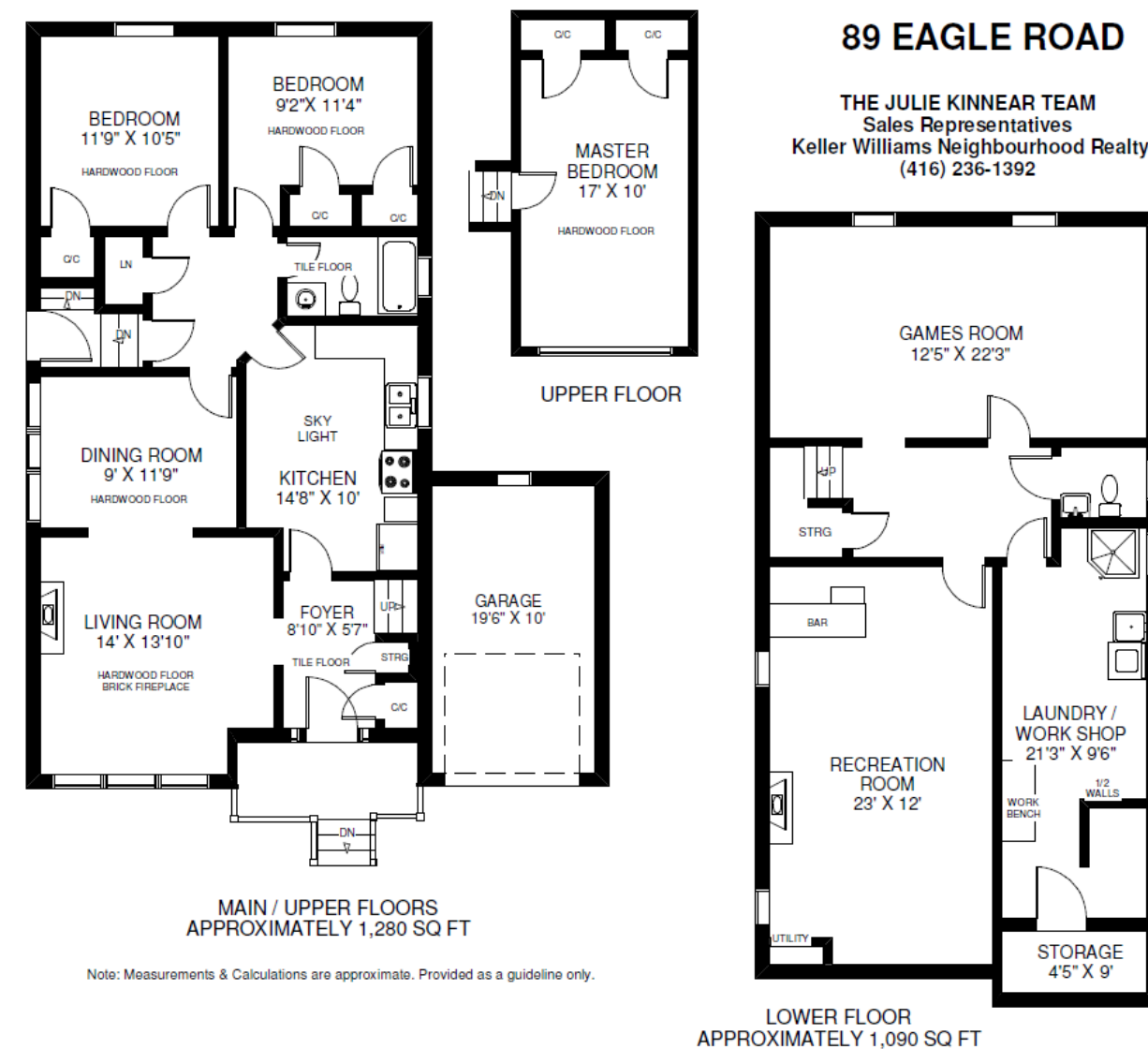
For expediency when driving it is a quick trip downtown to Toronto's business & entertainment districts via Bloor, Lakeshore or Gardiner. Easy access to Hwy 427, the QEW and 10 minutes to the Airport.

Excellent combination of location, price & condition offers great opportunity for buyer seeking a family home in established convenient neighbourhood



Floor Plans

1280 sq ft on the main floor and 1090 sq ft in the lower level



Bedrooms: 3	Baths: 2 (1x4 Piece on Main) (1x3 Piece in Lower)	Possession: 60 Days/TBA
Lot Size: 42.00 x 119.25 Feet	Square feet: 2370 square feet (includes the lower level)	
Parking: Built-in 1 car garage & private drive parking for 2 additional cars	Approx. Taxes for 2017: \$ 4994.68	
Inclusions: Fridge, stove, washer, dryer, electric light fixtures and window coverings (all in "as is" condition)		