

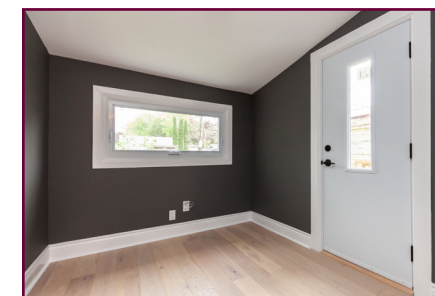
Check out the YouTube video at [www.LovelyTorontoHomes.com](http://www.LovelyTorontoHomes.com)

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## 98 Linnsmore Crescent Delightful Danforth Village!



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# 98 Linnsmore Crescent

## Love Living on Leafy Linsmore!

**Recent renovations galore!** One lucky buyer will have the opportunity to move into this **incredible 3 bedroom semi-detached home on a quiet street in trendy Danforth Village.** A quick **5 minute walk to Greenwood Station** and a cozy community vibe make this the ideal location for family living with convenient access to downtown core.

### Special Features Include:

- **Renovated kitchen**
- **Open concept living/dining room with Oak engineered hardwood floors**
- **Den off the kitchen walks out to the backyard**
- **3 large bedrooms**
- **Expanded and renovated upstairs 4 piece bath**
- **Large basement recreation room with 4 piece bath**

Just in time for fun in the sun! The **magical and private yard** provides a tranquil spot for gardening, relaxing, barbequing or just hanging out with your kids and furry friends.

**Superb school district includes Earl Beatty Jr. & Sr. PS and Monarch Park Collegiate. Walk everywhere including the shops, markets and delicious restaurants of the Danforth, parks, hospital and so much more.** Move just in time for the taste of the Danforth!

### More Details to Appreciate Inside & Out:

- Enjoy morning tea & coffee on the **covered front porch.**
- **Pristine new Kentwood oak engineered hardwood floors throughout.**
- **Bright open concept living/dining rooms** features a **decorative fireplace** with marble surround and pot lighting. Large space for family living and entertaining friends.
- **Renovated and stylish kitchen** complete with **brand new high end stainless steel appliances, marble counters and backsplash,** ample cupboard/counter space.

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• **Must have den/home office** just off the kitchen with a **walk-out to the backyard.**

• **Spacious second floor with engineered hardwood floors throughout.**

• **Gracious master retreat with wall to wall closets** and a large picture window facing the front yard.

• The **2nd and 3rd bedrooms** are both a great size.

• **Luxurious 4 piece family bath** with a **hytec bathtub,** a new vanity and all new fixtures. Sit back relax and soak away the stress of the day.

• **Partially finished lower level** provides that extra amount of living space that everyone needs.

• **4 piece bath** with new laminate wood floors.

• **Laundry room** with extra storage space and a **new Whirlpool washer & dryer.**

• Large storage and utility room.

## Recent Upgrades & Improvements 2017-2018

- ~ New Kentwood oak engineered hardwood floors
- ~ Levelled floors and ceilings
- ~ New pot lights. New pendants and chandelier
- ~ Renovated kitchen with stainless steel appliances (Fisher and Paykel fridge, Kitchen Aid dual range oven)
- ~ Opened up the main floor
- ~ All new windows and doors
- ~ Central air conditioning
- ~ Knob and tube removed
- ~ Expanded bathroom, all new fixtures (Kohler toilet, hytec bathtub, vanity, hansgrohe faucet)
- ~ Opened up basement
- ~ New floor in basement bathroom
- ~ New Whirlpool washer and dryer
- ~ New fireplace mantle and tiles
- ~ New staircase and railings
- ~ New roof on the extension
- ~ Expanded closet in the master
- ~ Moved ducts in the basement to increase ceiling height
- ~ Removed old cast iron plumbing pipes and replaced

## Delightful Danforth Village!

This picture perfect home is situated east of Greenwood Avenue and just north of the Danforth. **A convenient location in this family friendly Danforth Village neighbourhood of East York!**

Supportive community spirit makes this **an ideal location** in which to put down roots.

Enjoy all the **local shopping & variety of restaurants along the Danforth.** There is a diverse mix of **Mom & Pop grocery stores, fruit & veggie markets and some of the best bakeries!** A special shout-out to **Marvel Coffee Co.** located at 6 Donlands Ave. a sleek coffee bar offering yummy homemade strudel, scones & croissants.

Who could not forget about **Taste of the Danforth** that runs from August 11-13th, this year marks the 24th anniversary of **one of the largest street festivals Toronto has to offer.** Restaurateurs from along the Danforth offer tasting menus to enjoy a multitude of tasty treats.

**Recreational activities abound!** Popular **Monarch Park** is a 5 minute walk away featuring a variety of recreational facilities including an **artificial ice rink, a wading pool, outdoor swimming pool with a waterslide and off leash area for dogs!**

**Aldwych Park** is just a few blocks west and for those into sports, biking or walking the dog, look no further than **Dieppe Park,** complete with a **Splash Pad, the East York Community Centre** (Pape/Cosburn) or **Taylor Creek Park.** There is a great **running track at Greenwood Secondary School** for all you avid runners.

Nearby Toronto **Public Libraries,** at the **East York Community Centre** or at **Pape and Danforth,** offer children's programs and internet work stations.

**Top ranking school district** includes the popular Earl Beatty Jr & Sr PS., Monarch Park Collegiate, Danforth Collegiate, Holy Cross Catholic School, St. John Catholic School, TFS Canada's International School to name but a few!

Attention hospital workers! **Convenient access to Toronto East General Hospital!**

**Transportation is a snap!** Just a 5 minute walk to **Greenwood Station** on the Bloor-Danforth subway line. There is also a **GO Train station** at Danforth & Main.

**Motorists can be in & out of the city in just minutes. Amazing access to the Don Mills entrance of the DVP off of O'Connor!** Easy access to downtown, Lake Shore Blvd and Gardiner!

<b>2018 Approx. Annual Expenses</b>	<b>Bedrooms:</b> 3
<b>Taxes:</b> \$3317.34	<b>Baths:</b> 2 1x4 Piece - Second Floor 1x4 Piece - Lower Level
<b>Inclusions:</b> Stainless steel: Fisher and Paykel fridge, KitchenAid dual range oven, exhaust hood, built-in dishwasher, front loading Whirlpool washer and dryer, electric light fixtures, shed in yard.	<b>Parking:</b> Street permit parking
<b>Square Feet:</b> 1780 (includes the lower level)	<b>Lot Size:</b> 16.33 x 100.00 Feet (Irregular variance)
	<b>Possession:</b> 60 Days/TBA

