

WELCOME TO 21 WOODFORD PARK ROAD



FOR SALE AT: \$449,000 LOT SIZE: 26.56 X 110 Feet



SPECIAL FEATURES

- Elfs • Fridge • Gas Stove • Cooktop • B/I Oven • B/I Dishwasher
- Washer • Dryer • Wiring on Circuit Breakers
- French doors in living room • Crown moulding • Centre Island
- Secluded dead end street • Private drive
- Deck overlooking ravine

THIS RESIDENCE IS LOCATED IN THE HISTORIC QUEENSWAY VILLAGE, ONE OF TORONTO'S UP AND COMING NEIGHBORHOODS. THE QUEENSWAY HAD BEEN FOUNDED IN THE 1800S AS A SMALL RURAL FARMING COMMUNITY. A WHITE STUCCO COTTAGE THAT SITS ON AN OLD FARMING FIELD AT 694 ROYAL YORK ROAD HAS STOOD THE TEST OF TIME, SERVING AS A REMINDER OF THE PAST AND OF THE PIONEERING MEN AND WOMEN, WHO HAD LEFT THEIR MARK UPON THE LANDSCAPE. IN 1912, THE QUEENSWAY HAD BEGUN TO GROW QUICKLY FROM THE URBANIZATION BY EASTERN EUROPEAN IMMIGRANTS, WHO HAD INNOVATIVELY DEVELOPED THE AREA AND ITS BUSINESSES. DURING THIS TIME, QUEENSWAY PUBLIC SCHOOL HAD BEEN BUILT TO SERVE AREA RESIDENTS. DURING THE MID-1990S, THIS HISTORIC SCHOOL HAD BEEN DEMOLISHED TO MAKE WAY FOR THE CURRENT COSTCO STORE, WHICH HAS PLAYED A SIGNIFICANT ROLE IN THE REVITALIZATION OF THE AREA.

THE QUEENSWAY HAS QUIETLY EARNED CELEBRITY STATUS FOR THE MANY TELEVISION, MOVIE, AND COMMERCIAL PRODUCTIONS THAT HAVE BEEN FILMED IN AND AROUND QUEENSWAY PARK. THE QUEENSWAY IS CLOSE TO SOME OF TORONTO'S BEST SHOPPING AND DINING DESTINATIONS, THE BEST SCHOOLS, BEAUTIFUL PARKS, AND QUICK TRAVEL TIMES TO THE GREATER TORONTO AREA AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.



EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker
Royal LePage Real Estate Services Ltd., Brokerage
W: 416 236 1871 C: 416 919 1738
ddalinda@Dalinda.net



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This home is a charming 3-bedroom, 3-bathroom semi-detached residence that sits on a secluded ravine that backs onto Mimico Creek.



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