

PERRY CRESCENT

ONE HUNDRED AND FORTY-FOUR



THIS RESIDENCE IS LOCATED IN THE PRESTIGIOUS ISLINGTON HEIGHTS AREA OF ISLINGTON VILLAGE, ONE OF TORONTO'S FINEST NEIGHBORHOODS. ISLINGTON VILLAGE HAD BEEN ESTABLISHED IN THE EARLY 1800S, AND IT HAD BEEN NAMED BY ELIZABETH SMITH, WHO HAD NAMED IT AFTER THE VILLAGE OF ISLINGTON IN LONDON, ENGLAND, HER BIRTHPLACE. THE HEART OF ISLINGTON VILLAGE HAD BEEN THOMAS MONTGOMERY'S INN, A POPULAR MEETING PLACE FOR LOCALS AND TRAVELERS. ISLINGTON VILLAGE HAD UNDERGONE A SIGNIFICANT RESIDENTIAL SUBDIVISION IN THE 1940S THAT HAD TRANSFORMED MUCH OF ITS LANDSCAPE TO ITS PRESENT DAY FORM, BUT MONTGOMERY'S INN STILL STANDS TODAY AS A COMMUNITY MUSEUM THAT IS ONE OF TEN HISTORIC MUSEUMS THAT IS OPERATED BY THE CITY OF TORONTO.

ISLINGTON VILLAGE BOASTS SOME OF THE BEST SCHOOLS IN TORONTO WEST, INCLUDING ST. GREGORY CATHOLIC SCHOOL AND ROSETHORN JUNIOR PUBLIC SCHOOL, THE THORNCREST VILLAGE SHOPPING PLAZA, THE RENOWNED ISLINGTON GOLF CLUB, BEAUTIFUL PARKS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.

FOR SALE AT: \$1,148,000 TAXES: \$8,237.95 (2009)

SPECIAL FEATURES

Flagstone porch
Wrought iron fencing
New Cedar deck
Limestone flooring in hall and kitchen
Custom window coverings
Stainless steel fridge, stove, built-in dishwasher,
built-in microwave

Granite counters in kitchen
Front load washer and dryer
Garage door opener and remotes
Central vacuum
Security system
Skylights

EXCEEDING EXPECTATIONS



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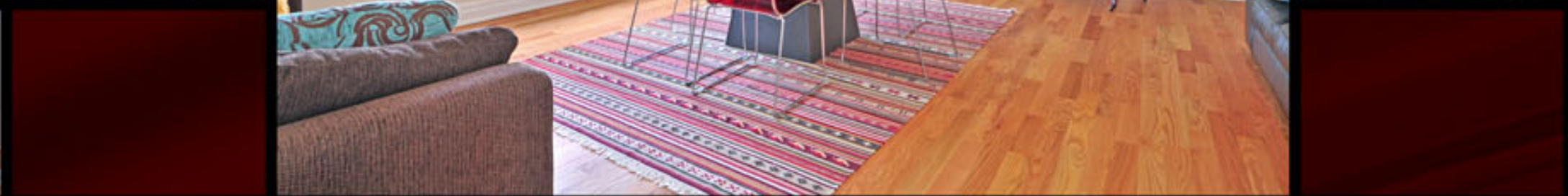
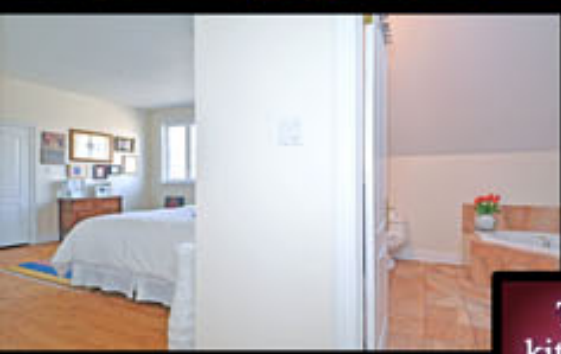
This home is a luxurious 3,370 square foot custom-built residence that is located on a cul de sac next to the golf course in the prestigious Islington Heights!

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This home features a soaring entry foyer, main floor family room, den, 4-bedrooms, 5-baths, and a walk-up finished basement. A fabulous chef's kitchen, with granite counters and a triple French door walkout to a deck make a true dream home. This is an amazing opportunity for a family home that is walking distance to school and the TTC.

