

WELCOME TO 38 PRINCESS MARGARET BOULEVARD



This residence is located in Princess Anne Manor, one of Toronto's finest neighborhoods. During the 1950s, Princess Anne Manor had been one of the last communities that had been developed by Home Smith, who had also built The Kingsway, Baby Point, Old Mill, Humber Valley Village, and Brule Gardens. Princess Anne Manor boasts some of the best schools in Toronto West, including St. George's Public School and Richview Collegiate, terrific neighborhood shopping plazas, renowned golf courses, beautiful parks, and quick travel times to the downtown core and the airport, via car or public transit.



Backyard

FOR SALE AT: \$1,150,000

LOT SIZE: 80 x 125 feet TAXES: \$6029.60 (2007)

SPECIAL FEATURES

- Pot lighting throughout
- Plaster crown mouldings
- New mouldings & baseboards
- New wide 3/4" hardwood floors
- Extended limestone foyer
- New Marcon kitchen, with granite counter and granite backsplash
- 3-new designer baths
- New white broadloom in basement
- New Kitchenaid stainless steel appliances, including a 6-burner gas stove, double door fridge, with water dispenser, built-in dishwasher, microwave, and exhaust hood
- High efficiency gas furnace (08)
- Central Air (08)
- Auto garage opener
- Exterior pot lighting
- New interlocking brick courtyard and walkway
- New roof (08), eaves, soffits, fascia, and troughs
- New low argon thermal windows
- New exterior and interior doors
- New driveway, with soldier courses
- New stucco and stone exterior
- Professionally landscaped



EXCEEDING EXPECTATIONS

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This home is a stunning 3-bedroom luxury bungalow residence in prestigious Princess Anne Manor that has just been newly renovated.



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This extremely spacious home features a state of art Marcon kitchen, with granite counters and backsplash, which opens to a main floor family room, with a double glass door walkout to a new deck. Three new designer bathrooms and a fully finished lower lever, with walkout, accentuate this fabulous opportunity!

