

WELCOME TO 21 LELAND AVENUE



Backyard

This residence is located in Sunnylea, one of Toronto's finest neighborhoods. The Sunnylea neighborhood had been founded and built in 1930, but its fruitful history had begun with Alexander Thompson, who had purchased two hundred acres of land after his discharge from the Kings Rangers in 1803. The Thompson lands had been renowned for its thriving apple, pear, cherry, and plum orchards. Toward the end of the 1800's, other farmers had moved to Sunnylea, and they had cultivated lush market gardens of fruits and vegetables. Some of these old Sunnylea farmhouses have stood the test of time, and they can be found on both Prince Edward Drive and on Islington Avenue. Sunnylea boasts some of Toronto's best shopping and dining destinations, the best schools, and quick travel times to the downtown core and the airport, via car or public transit.

FOR SALE AT: \$649,900 **LOT SIZE: 55 feet x 112.5 feet** **TAXES: \$4,234 .63**
(111.4 feet west) (2008)

SPECIAL FEATURES

- Existing light fixtures
- Hardwood floors on main level
- Crown mouldings in living & dining rooms
- Mirror over fireplace
- Two fireplaces
- Fireplace screens
- Renovated kitchen, with greenhouse window
- Fridge, stove, built-in dishwasher
- His & hers closets in Master
- New furnace (2006)
- Central air
- Automatic garage door opener
- Separate entrance to partially above grade basement
- Covered patio



EXCEEDING EXPECTATIONS

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Captivating views from all windows, as lush greenery surrounds
this bungalow in Sunnylea by the Mimico Creek!



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The very spacious and well-appointed principal rooms are flooded with natural light. The renovated 'white' kitchen features a greenhouse window, an eat-in area, and a walkout to a deck. There are 3-bedrooms upstairs, 1-bedroom downstairs, and 2-baths. The walkout basement provides a superb opportunity for an in-law suite, teenager's pad, or home office. The idyllic and private ravine-like gardens feature a secluded patio.

