

195 GRAND AVENUE

TOWNHOUSE 2



SPECIAL FEATURES

- Refinished and dark stained hardwood floors • Brand new broadloom where laid
 - Designer light fixtures and pot lighting • Blinds
- Renovated kitchen, with granite counters & stone backsplash
- Stainless steel fridge, stove, built-in dishwasher, and microwave
 - Washer + dryer • Gas fireplace • Built-in speakers
- Control 4 system available • Flat screen TV in living room
- Forced air gas furnace '06 • Central air '06 • Central vacuum
- Garage door opener and remote • New separate glass shower • Master, with walkout to sundeck
- Family room, with walkout to patio • Patio fenced, with new interlocking brick patio
 - Garden iron furniture, cushions, and umbrella • Parking for 4 cars
 - Furniture is for sale

FOR SALE AT: \$619,900 LOT SIZE: 16 x 95 Feet
 MONTHLY ASSOCIATION FEE: \$100 TAXES: \$3,724.75 (2012)

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



LUKE DALINDA
Sales Representative

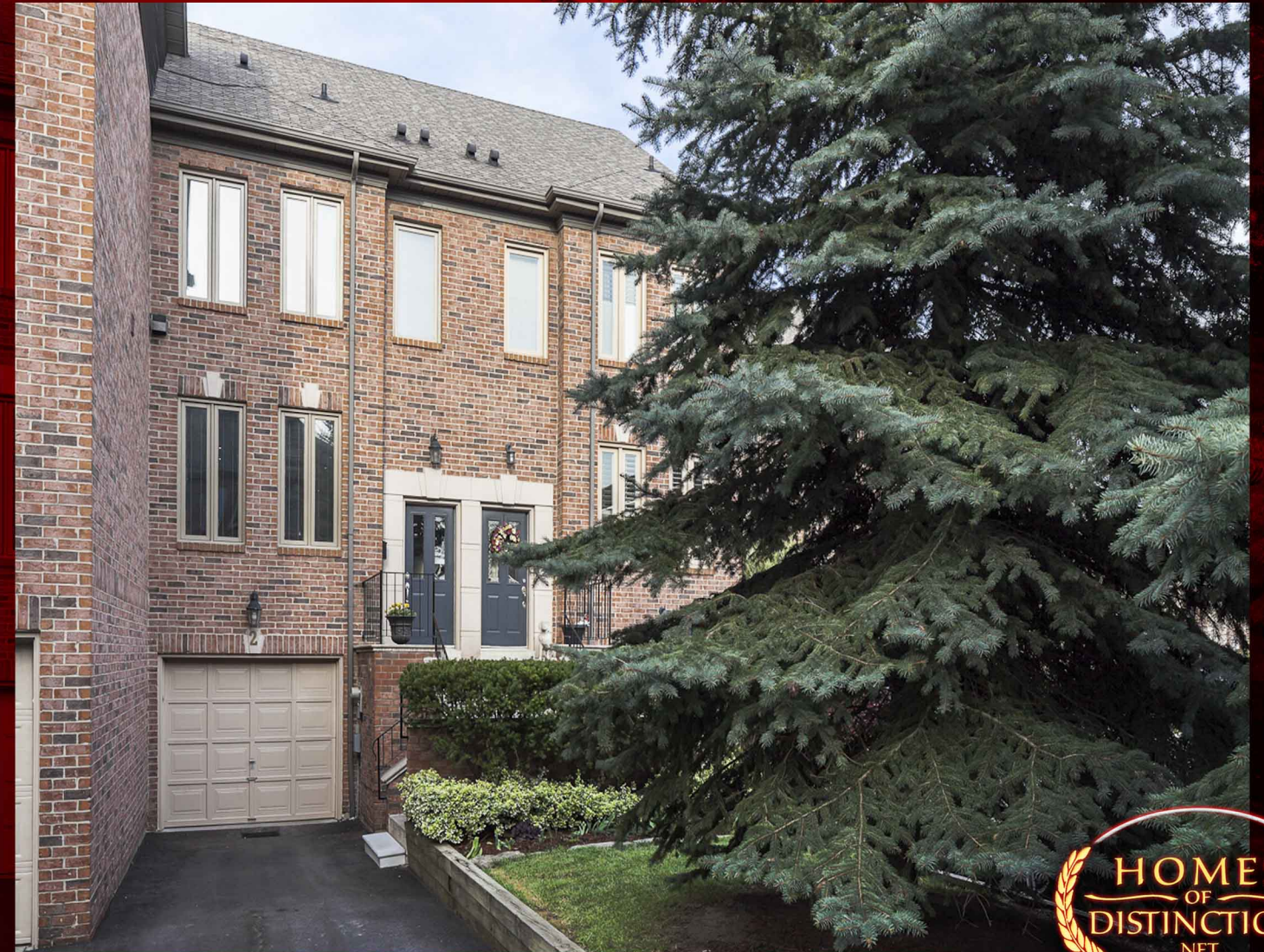


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Backing onto the Mimico Creek, Townhouse 2 is a magnificent, rare freehold townhouse residence, with approximately 2,000 square feet of living space, plus a private sundeck on the third floor that offers enchanting views of the city skyline and Lake Ontario. This home is located on an upscale, wooded ravine enclave in prestigious South Etobicoke.

EXCEEDING EXPECTATIONS



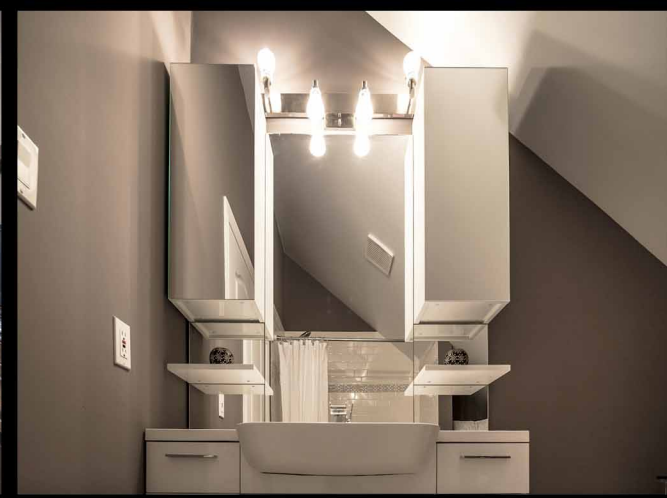
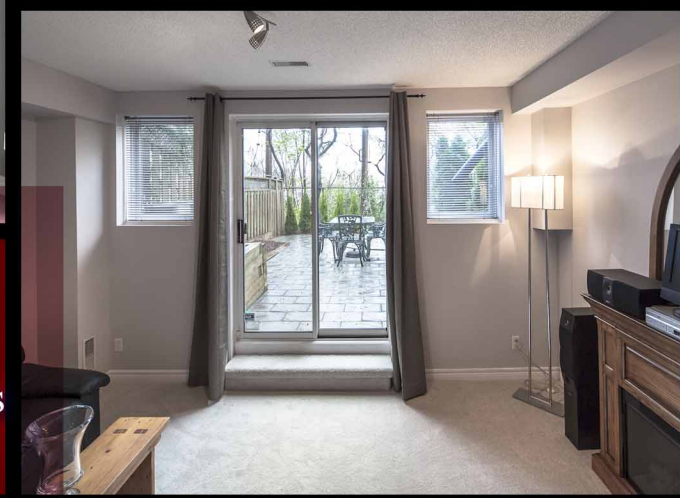
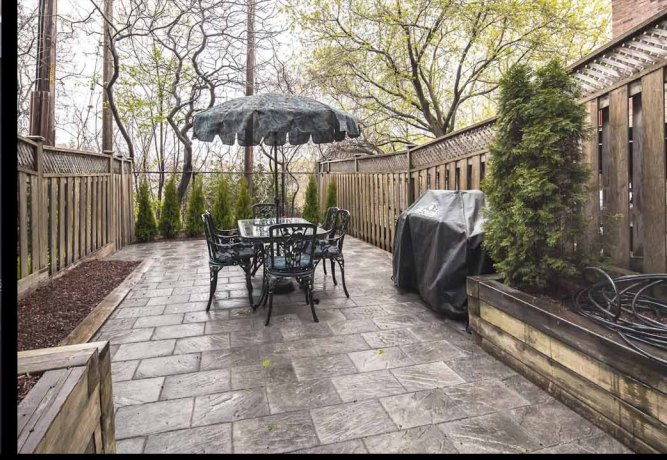
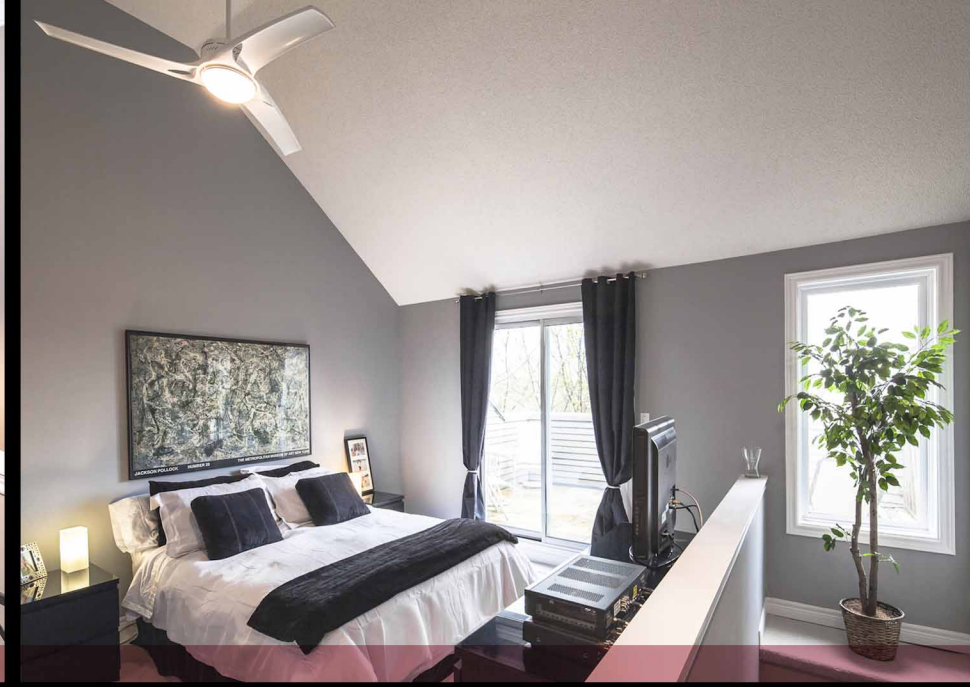
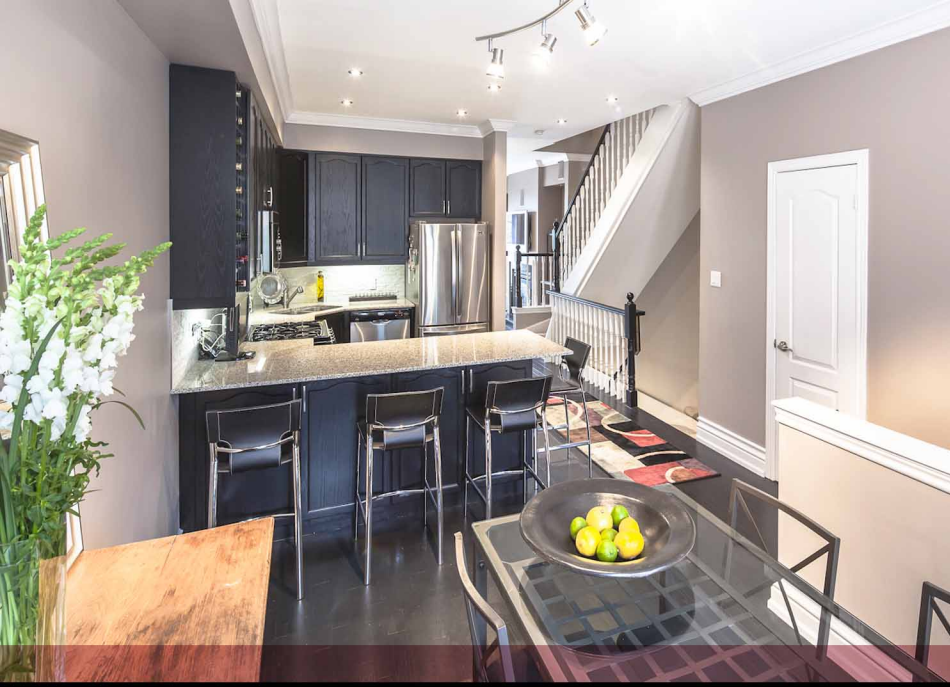
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This home features an uber cool, renovated kitchen, with granite counters and new stainless steel appliances, stunning, dark-stained hardwood floors, three designer bathrooms, and a ground floor family room, with walk-out to lush, professionally landscaped grounds. Natural light floods the whole home. This is an ideal home for families, who want the convenient and carefree lifestyle that a luxury townhouse offers.

