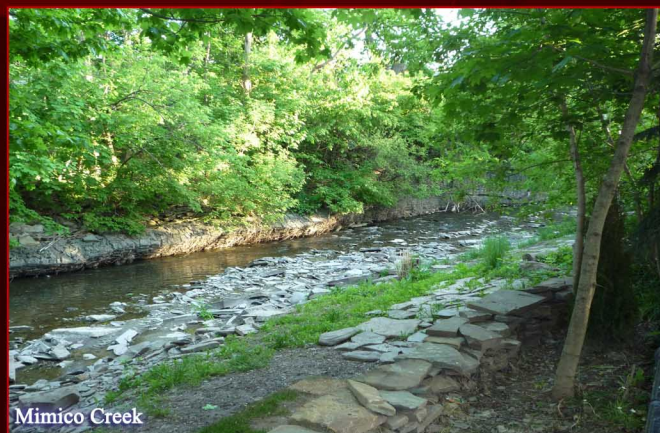


# WELCOME TO 126 THOMPSON AVENUE



*"Imagine the tranquility."*

FOR SALE AT: \$1,789,000 LOT SIZE: 50 X 155 Feet

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.



## EXCEEDING EXPECTATIONS

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The information that has been written herein has been obtained from sources that have been deemed reliable. There has been no reason to doubt its accuracy, but, regretfully, it cannot be guaranteed. Royal LePage Real Estate Services Ltd., Brokerage. © DalindaTeam.com.

# WELCOME TO 126 THOMPSON AVENUE



IMAGINE THE SOOTHING PEACE AND TRANQUILITY OF LIVING NEXT TO THE ROLLING WATERS OF THE MIMICO CREEK AND YET BEING WALKING DISTANCE TO THE DELIGHT OF THE KINGSWAY!

THIS HOME IS A VISUALLY ARRESTING, NEWLY REBUILT (2011) 3+1-BEDROOM, 4-BATHROOM LUXURY RESIDENCE, WHICH SITS ON A PIE-SHAPED 50 X 155 FOOT LOT, WITH 96-FOOT RIVER FRONTAGE.



## EXCEEDING EXPECTATIONS

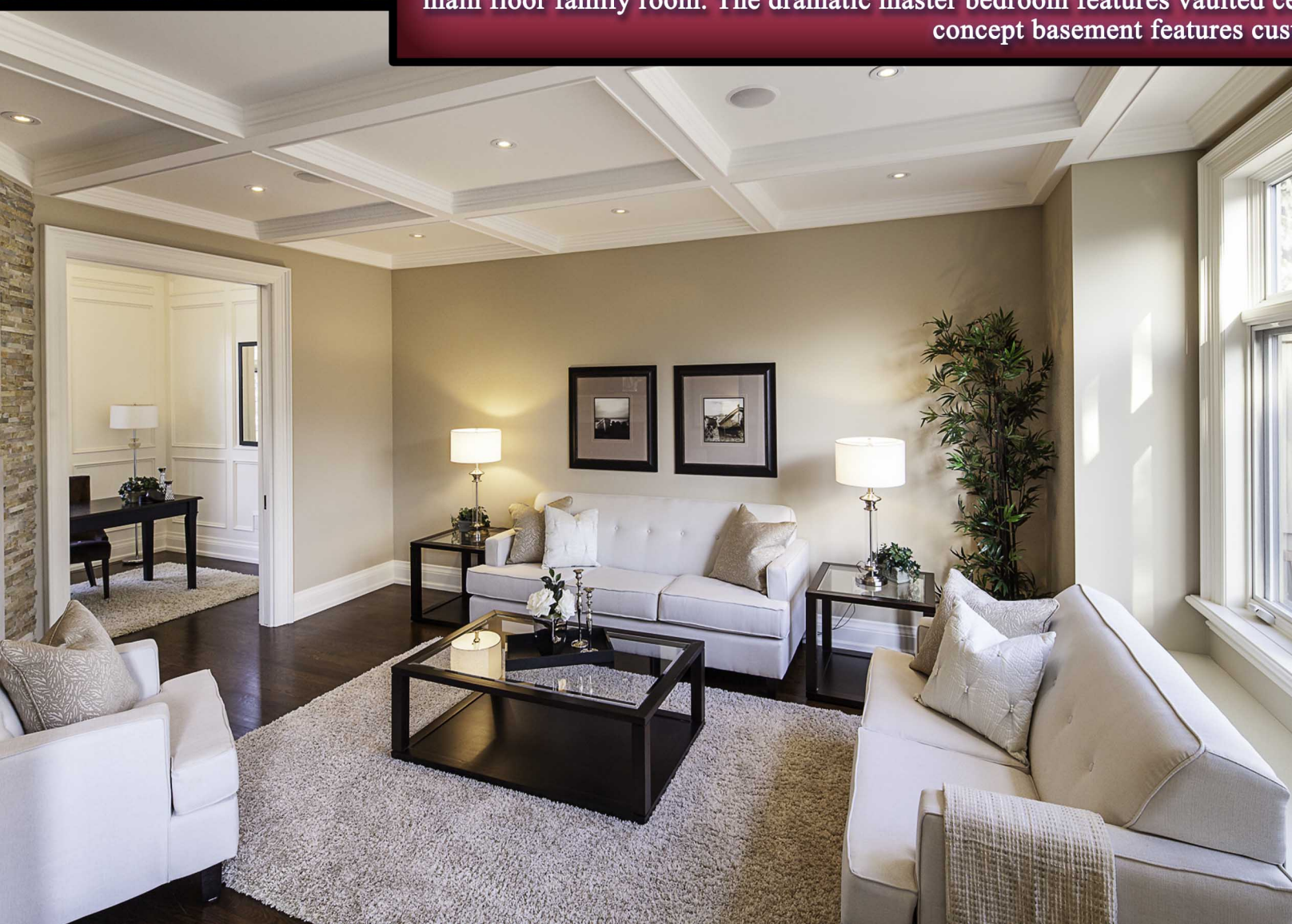
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The inviting entrance opens to elegant, spacious, and well-appointed principal rooms, a private library, and a state of the art kitchen that overlooks a main floor family room. The dramatic master bedroom features vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite. The finished, open concept basement features custom, built-in designer cabinets.





# 126 THOMPSON AVENUE

SPECIAL FEATURES

## SPECIAL FEATURES

- Designer electrical light fixtures
  - Pot lighting throughout
  - Custom plaster mouldings
  - Custom millwork throughout
  - Panelled dining room and den
- Vaulted ceilings in master bedroom and den
- Custom cabinetry in master walk-in closet
  - Closet organizers
- Custom cabinetry in recreation room
- Custom state of art kitchen, with granite counters
  - Top of the line appliances:  
Viking gas stove, Miele dishwashers, panelled Kitchenaid fridge, wine chiller, and microwave
  - Stainless steel front load washer and dryer
  - Built-in flat screen TV
- Home audio system, with built-in speakers
  - Cat 5 wiring
- Pure flow plumbing system
  - Heated bathroom floors
  - Central vac
- Custom shutters and blinds
  - Solar tubes
- Automatic garage door opener
  - Inground sprinkler system
  - Outdoor lighting
- Professional landscaping and iron fencing
  - Interlocking brick driveway
- Large cedar deck, with custom glass rails
  - Stunning curb appeal



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