

WELCOME TO 46 MEADOWCREST ROAD



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: \$1,150,000

LOT SIZE: 70X167.96 Feet

Irreg: West 158.58, Rear 37.42

SPECIAL FEATURES

- All light fixtures
- Window Coverings
- Top-of-the-line stainless steel appliances:
Dbl Fridge, Stove, Bidw, Bimw, Washer, & Dryer Huge 2-level deck
- 3 sliding glass door walkouts to deck
- 3 Skylights
- Doublebl Car Garage
 - CAC
 - CVAC
 - Air Tub
- New Roof (2009)
- Underground Sprinklers
- Auto garage door opener



EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker

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WELCOME TO 46 MEADOWCREST ROAD



A rare opportunity on a quiet, dead-end street

This home is a charming Cape Cod style 4+1-bedroom, 3-bathroom luxury residence that offers a magical setting backing onto Mimico Creek just steps to the delight of The Kingsway and Royal York subway.

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The center hall plan leads to formal principal rooms and a kitchen, with new Cherrywood cabinetry, granite counters, and stainless steel appliances. The main floor family room offers great vistas of professionally landscaped gardens. The grand living room overlooks a deck and gardens. The stunning master bedroom features vaulted ceilings and an ensuite.

