

TWENTY-THREE ROMNEY ROAD



FOR SALE AT: \$1,197,000 LOT SIZE: 89 x 98 Feet (S.147' E.20' + Arc 33' Pie Shaped)



SPECIAL FEATURES

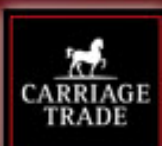
- Electrical light fixtures and pot lighting
 - California shutters
 - 2 fireplaces
- New custom built in cabinets in hall, breezeway, den, and recreation room
- New state of art kitchen, with center island and breakfast bar, granite counters, and bar sink
 - Washer and dryer
- Luxury double fridge, gas stove, with extra oven drawer, built-in dishwasher
 - Slate flooring in kitchen, den, breezeway, and hall to new powder room
 - Heated floors in main bath
 - Jacuzzi
- Huge walk-in closet in Master bedroom
 - New furnace
 - New central air
- New water line up to house
 - Custom deck
 - Double private drive

THIS RESIDENCE IS LOCATED IN THE SOUGHT AFTER EDGEHILL PARK AREA OF HUMBER VALLEY VILLAGE, ONE OF TORONTO'S FINEST NEIGHBORHOODS. FROM THE 1930S THROUGH TO THE 1960S, THE HUMBER VALLEY VILLAGE HAD BEEN ONE OF THE LAST COMMUNITIES THAT HAD BEEN DEVELOPED BY HOME SMITH, WHO HAD ALSO BUILT THE KINGSWAY, PRINCESS ANNE MANOR, BABY POINT, OLD MILL, AND BRULE GARDENS. THE HUMBER VALLEY VILLAGE FEATURES ROLLING LANDSCAPES, TWISTING ROADS, AND MANY LUSH TREES THAT HIGHLIGHT THE MAJESTIC HOMES THAT FORM THIS ENCHANTING NEIGHBORHOOD. THE HUMBER VALLEY VILLAGE BOASTS SOME OF THE BEST SCHOOLS IN TORONTO WEST, INCLUDING KINGSWAY COLLEGE SCHOOL, HUMBER VALLEY PUBLIC SCHOOL, AND ETOBICOKE COLLEGIATE, THE HUMBERTOWN SHOPPING PLAZA, THE RENOWNED ST. GEORGE'S GOLF CLUB, BEAUTIFUL PARKS, INCLUDING JAMES GARDENS, AND QUICK TRAVEL TIMES TO THE DOWNTOWN CORE AND THE AIRPORT, VIA CAR OR PUBLIC TRANSIT.

EXCEEDING EXPECTATIONS



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TWENTY-THREE ROMNEY ROAD



A STUNNING RENOVATION IN A TRANQUIL COUNTRY SETTING IN SOUGHT AFTER EDGEHILL PARK.

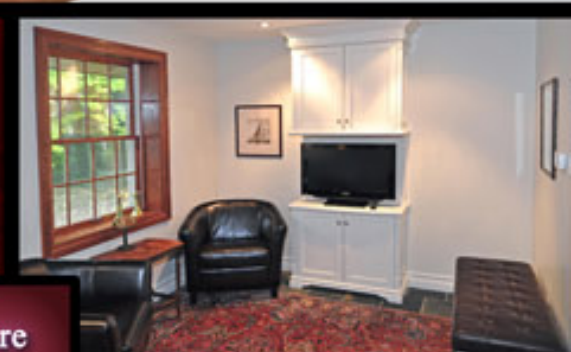
THIS HOME IS A CAPTIVATING 3-BEDROOM LUXURY RESIDENCE THAT IS NESTLED ON A LARGE TREED LOT AMONGST MULTI-MILLION DOLLAR HOMES IN A TRANQUIL COUNTRY SETTING JUST STEPS TO JAMES GARDENS AND THE HUMBERTOWN SHOPPING PLAZA.

EXCEEDING EXPECTATIONS



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This home features a state of the art gourmet kitchen, with top of the line stainless steel appliances and center island, with granite counters. There are 3-bedrooms, plus a main floor den. New custom cabinetry has been added to the den, breezeway, and recreation room.

