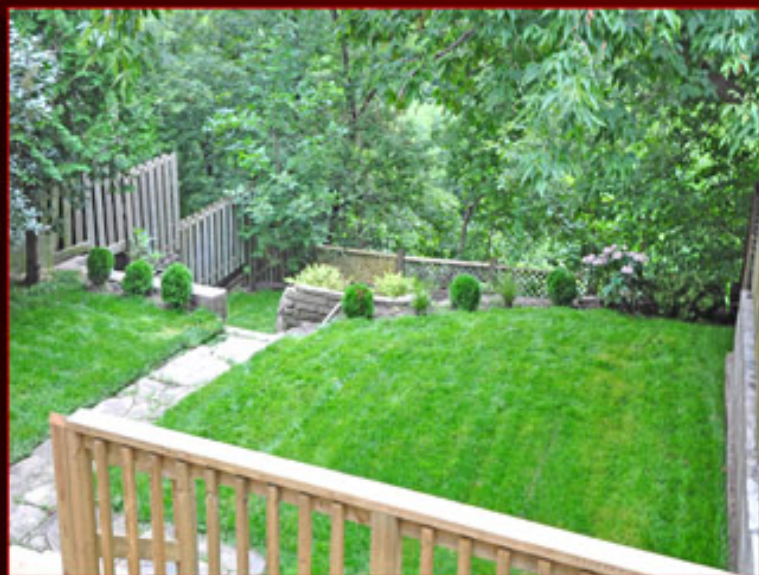


WELCOME TO 19 WOODFORD PARK ROAD



FOR SALE AT: \$569,000 LOT SIZE: 27.5 X 114 Feet



SPECIAL FEATURES

- Light fixtures and pot lighting - New hardwood floors on main - New doors and hardware - New baseboards and trim
- New wiring - Wired for cable and phone - New plumbing - New central air - New drains - New windows (except two)
- Skylight - Interlocking brick walkway - Fenced yard - Two new decks - New landscaping - Furnace 6 years old
- Front roof 3 years old, back new - Stainless steel appliances, fridge, drop-in stove, built-in dishwasher
- Designer exhaust hood - Front load washer + dryer
- New kitchen, with granite counters
- New 4-piece and new 2-piece baths
- New vanity, with marble counter in basement

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
Royal LePage Real Estate Services Ltd., Brokerage
W: 416 236 1871 C: 416 919 1738
ddalinda@Dalinda.net



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 19 WOODFORD PARK ROAD



This home is a stunning, renovated 3+1-bedroom, 3-bathroom semi-detached luxury residence that sits on a secluded ravine that backs onto Mimico Creek.

EXCEEDING EXPECTATIONS



Daiva Dalinda, Broker
Royal LePage Real Estate Services Ltd., Brokerage
W: 416 236 1871 C: 416 919 1738
ddalinda@Dalinda.net





This home shows like a dream! It features hardwood floors on the ground floor, a gas fireplace in the living room, a finished basement, two decks, with enchanting ravine views, and a designer kitchen, with granite counters and new stainless steel appliances.

