

# WELCOME TO 63 THOMPSON AVENUE



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.

LOT SIZE: 25.3 X 120 feet

TAXES: \$4,042.14 (2008)

## SPECIAL FEATURES

- Gas fireplace
- Wall-to-wall mirrored closet in master
- Built-in bookcase in second bedroom
- Modern eat-in kitchen
- Fridge and stove
- One four-piece bathroom, and one two-piece bathroom
- Wrought iron fencing in yard
- Flagstone walkways
- Private drive, with single car garage
- Huge attic potential



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This home is a striking English stone cottage residence in the heart of much sought after Thompson Orchard, and it is just steps from the delight of The Kingsway!



## EXCEEDING EXPECTATIONS

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The entrance opens to elegant, spacious, and well-appointed principal rooms, which feature exquisite rich oak craftsmanship, beamed ceilings, and leaded glass windows. The recreation room features a stone fireplace and a raised wood floor.

