

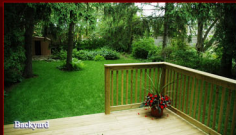
# WELCOME TO 8 BETHNAL AVENUE



This residence is situated on a large Muskoka-like, pool-sized lot. The quiet street, just steps from Parklawn Public School, is perfect for families. Bishop Allen Academy and Etobicoke School of the Arts are renowned high schools that are a quick walk away.

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.

**THIS FABULOUS OPPORTUNITY IS FOR SALE AT: \$1,199,000**  
**LOT SIZE: 42.67 x 142.37 feet      TAXES: \$4,375.09 (2007)**

## SPECIAL FEATURES

- Pot lighting
- Gas fireplace
- 4 skylights
- 10-foot ceilings on main floor
- Crown mouldings
- Hardwood floors throughout
- Off-white broadloom in basement
- Jacuzzi
- Central Air
- Rough-in central vac
- 200 Amp
- Network ready, with LAN
- Cable and TV outlets in every room
- New 3/4" water service
- Kitchenaid front-load washer & dryer
- Garage door opener, with remote
- Stainless steel appliances: fridge, oven, built-in dishwasher, built-in microwave, built-in oven, cooktop
- Deck off family room
- Designer custom blinds throughout (except basement)
- Interlocking brick walkways
- Underground sprinkler system



## EXCEEDING EXPECTATIONS

Daiva Dalinda, Broker  
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This home is a 4-bedroom, 4½-bathroom luxury custom-build residence in sought after Sunnylea. Stunning designer details compliment a spacious sun-filled interior that has been enhanced with 4 skylights.



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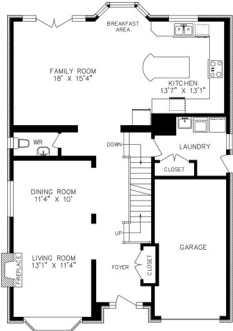
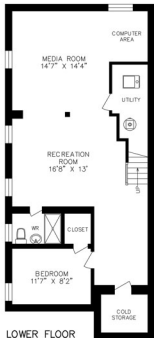




High 10-foot main floor ceilings are coffered in the kitchen and family room to make a dramatic statement. The state of the art kitchen features granite counters, a centre island, and a breakfast area. The huge master bedroom features a spa-like ensuite, plus a walk-in closet, with custom organizers.



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