

# WELCOME TO 15 BOURNEMOUTH ROAD



This residence is located on a quiet south-facing lot in **Princess Anne Manor**, one of Toronto's finest neighborhoods. Princess Anne Manor had been one of the last communities that had been developed by Home Smith, who had also built The Kingsway, Baby Point, Old Mill, Humber Valley Village, and Brule Gardens.



Backyard

Princess Anne Manor boasts some of the best schools in Toronto West, including St. George's Public School and Richview Collegiate, and quick travel times to the downtown core and the airport, via car or public transit.



Front Porch

**FOR SALE AT: \$998,700      TAXES: \$5,586.12 (2007)**  
**LOT SIZE: 66.33 x 120 FEET**

## SPECIAL FEATURES

- Pot lighting throughout
- Crown moulding
- New mouldings & baseboards
- New wide 3/4" hardwood floors
- Refinished hardwood floors in bedrooms
- Tumbled marble foyer
- Skylight in foyer
- New Marcon kitchen, with granite counters and marble subway tile backsplash
- New Kitchenaid stainless steel appliances
- Pocket doors in dining room
- Three new designer baths
- New white broadloom in basement
- High efficiency gas furnace (92)
- Central Air (03)
- In ground sprinkler system
- Auto garage opener
- Exterior pot lighting
- New flagstone walkway
- Professionally landscaped
- New concrete patio



## EXCEEDING EXPECTATIONS

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This stunning Princess Anne Manor home is a sprawling and luxurious bungalow residence that has just been completely renovated.



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This home features a state of art Marcon kitchen, with granite counters opening to a family room addition, with a gas fireplace, vaulted ceilings, and a sliding glass door walkout to a new patio. The dramatic master bedroom features a tumbled marble ensuite and vaulted ceilings.

