



31 Bledlow Manor Dr List: **\$1,088,800** For: Sale

Toronto Ontario M1E 1B1

Toronto E08 Guildwood Toronto

SPIS: N Taxes: \$4,184.20 / 2023

DOM: 0

Detached Front On: E Rms: 8 + 4
 Link: N Acre: Bedrooms: 3 + 1
 Backsplit 4 Washrooms: 2
1x4xMain, 1x4xUpper

Lot: 50.06 x 110.1 Feet
 Irreg:
 Dir/Cross St: S Of Kingston, W Of Livingston

MLS#: E8110814 Contract Date: 3/04/2024 PIN#: 063980028

Possession Remarks: 30-90 days

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| <p>Kitchens: 1 Fam Rm: Y Basement: Crawl Space / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p> | <p>Exterior: Brick / Wood Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 1 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p> | <p>Zoning: Walk to Waterfront Trail & Lake Ontario! Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p> |
|--|--|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|----------|-------------|------------|----------------|----------------|--------------------|
| 1 | Living | Main | 14.01 | x 12.60 | Hardwood Floor | Picture Window | Combined W/Dining |
| 2 | Dining | Main | 9.74 | x 11.15 | Hardwood Floor | Large Window | Combined W/Living |
| 3 | Kitchen | Main | 18.40 | x 8.43 | Eat-In Kitchen | Stone Counter | Tile Floor |
| 4 | Family | In Betwn | 14.24 | x 16.17 | Hardwood Floor | Bay Window | Combined W/Office |
| 5 | Office | In Betwn | 11.41 | x 10.59 | 4 Pc Bath | Sliding Doors | W/O To Yard |
| 6 | Prim Bdrm | Upper | 11.25 | x 15.74 | 4 Pc Bath | Hardwood Floor | Double Closet |
| 7 | 2nd Br | Upper | 11.25 | x 9.74 | Hardwood Floor | Closet | Window |
| 8 | 3rd Br | Upper | 8.43 | x 12.17 | Hardwood Floor | Closet | Window |
| 9 | Rec | Lower | 16.40 | x 10.99 | Broadloom | | |
| 10 | Laundry | Lower | 8.99 | x 9.51 | Vinyl Floor | Laundry Sink | |
| 11 | Other | Lower | 8.43 | x 9.51 | Vinyl Floor | Bar Sink | Above Grade Window |
| 12 | Workshop | Lower | 6.07 | x 9.51 | Concrete Floor | | |

Client Remks: Meticulously maintained 3+1 bedroom family home in sought-after Guildwood community. Original owner's care since 1964. Exudes timeless charm & solid mechanics, including a newer roof ('22) & A/C ('21). Original hardwood floors in impeccable condition. The main floor features a formal living & dining room adjacent to eat-in kitchen w/Cambria quartz countertop. Steps down, discover a well-kept 4-piece bath & large family room adjacent a home office/4th bedroom w/sliding door access to a tranquil & private, fully-fenced backyard. A separate side entrance adds convenience for potential dual-family living. Upstairs, 3 spacious bedrooms w/hardwood flooring share a full 4-piece bath. The lowest level has a recreation room w/new broadloom flooring, space for a 2nd kitchen, laundry facilities w/new vinyl flooring, a workroom & ample storage in the crawl space. Parking in attached single car garage & private driveway. Ideal for families w/lots of parks, play areas & excellent schools.

Extras: Guildwood Village Plaza has grocery, banking, pet store, library, doctors, pharmacy, salons & various eateries. Enjoy waterfront trail from Pickering to downtown Toronto. Commuting is easy w/the nearby GO Train. TTC & Kingston Rd close-by.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300