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INTRODUCING 31 BLEDLOW MANOR DRIVE

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ABOUT THE HOME

Welcome to this meticulously maintained 3+1 bedroom back-split nestled in the highly sought-after Guildwood community. Boasting an original owner's care since 1964, this residence exudes timeless charm and solid mechanics, including a new roof ('22) and air conditioner ('21). Inside, original hardwood floors in impeccable condition grace the home. The main floor features a formal living and dining room adjacent to the eat-in kitchen with a Cambria quartz countertop. Steps down, discover a well-kept 4-piece bathroom and a large family room with a gas fireplace adjacent a home office/4th bedroom with sliding door access to a tranquil & private, fully-fenced backyard. A separate side entrance adds convenience for potential dual-family living. Upstairs, three spacious bedrooms with hardwood flooring share a full 4-piece bathroom. The lowest level features a recreation room with new broadloom flooring, space for a 2nd kitchen, laundry facilities with new vinyl flooring, a workroom, and ample storage in the crawl space. Park in the attached single garage or in the private driveway. With fresh interior painting throughout, this home offers a clean slate for the new owner to simply move-in and make it their own.



PROPERTY INFORMATION

Taxes: \$4184.20 (2023)
Lot Size (as per Survey): Front: 50.06 feet
 Depth: 110.10 feet
Legal Description: PCL 51-1, SEC M943; Lot 51, Plan M943; S/T A102828 Scarborough, City of Toronto
Parking: 1 car parking in attached single garage
 1 car parking in private driveway
Possession: 30-90 days
Heating/Cooling: Forced air gas furnace
 Central air conditioning
Electrical: 100 amp service
Utility Costs:
Hydro: \$86 (avg monthly cost over a 12 month period)
Gas: \$103 (avg monthly cost over a 12 month period)
Water/Waste: \$62 (avg monthly cost over a 12 month period)

Inclusions: Fridge (2021), stove, range hood, dishwasher, washer (2022), gas dryer, electric light fixtures, built-in shelving, window coverings, bathroom mirrors, garage door opener, basement freezer, 2 garden sheds

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- New broadloom & vinyl flooring in basement (2024)
- Interior painting (2024)
- Updated electric light fixtures (2024)
- Roof (2022)
- Landscaping including patio, stairs & railings (2021/2022)
- Exterior painting (2022)
- Bathroom window 2nd floor (2022)
- Washer (2022)
- Fridge (2021)
- Air conditioner (2021)
- Electrical panel updated to 100 Amp (2021)
- Steel side door (2021)
- Kitchen: Quartz countertop by Cambria, sink & faucet (2016)

ABOUT THE COMMUNITY

Nestled in the sought-after Guildwood Village community, this home enjoys the wonderful atmosphere of a close-knit neighbourhood with lots of parks, forests and play areas, making it perfect for families. The area has excellent schools at all levels for families with young children. Commuting is easy with the nearby GO Train, offering a swift 30-minute trip downtown. The community offers great dining choices, such as the Stone Cottage Inn, Bluffers Restaurant & Event Centre, and ViPei – the current owner's favourites. Nearby Guildwood Village Plaza provides essential amenities like Independent Grocer, banking, Pizza Nova, Tim Horton's, a pet store with grooming services, Toronto Public Library, doctor's offices, pharmacy, hair and nail salons, along with various shops and eateries. Nature lovers will enjoy parks, Lake Ontario, and the waterfront trail extending from Pickering to downtown Toronto. The Guild Inn serves as a charming venue for special occasions. This community perfectly combines convenience, natural beauty, and recreational opportunities for comfortable living.

A pre-list home inspection has been provided by Tom Woolley from The Home Check on February 14, 2024. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion. Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.