



INTRODUCING
35 CHERRYHILL AVENUE

JILL FEWSTER-YAN
BROKER

ERIN GREGORY
BROKER

JENNIFER GIBSON
SALES REPRESENTATIVE

LARRY YAN
SALES REPRESENTATIVE

RICARDO AGBAY JR
SALES REPRESENTATIVE

35Cherryhill.com



ABOUT THE HOME

Enjoy the tranquility of nature with this stunning 2-storey, 4 bedroom family home backing to the ravine. This spacious home on an irregular 55 by 125 foot lot has been transformed into an entertaining showpiece including a stunning gourmet kitchen, a breathtaking solarium addition, two gas fireplaces, chic main floor bathroom and a large recreation room in the basement. No group is too large to entertain at 35 Cherryhill Avenue. Family and friends can mingle comfortably throughout the open-concept main floor and enjoy streams of sunlight and views of the ever-changing landscape from the kitchen, dining room and solarium. Walk out from the solarium and entertain outdoors in a stunning backyard oasis complete with a multi-tiered deck with a built-in hot tub overlooking the ravine. The chef(s) in the family will appreciate the special features of the dazzling kitchen including quartz countertops, a large centre island with plenty of preparation space, quality appliances including a double wall-oven, a recycling centre, task lighting and a handy kick-plate for quick clean-ups. When you are looking for some separation from the rest of the house, the front living room with a beautiful bay window overlooking the street is an ideal place to go. This would also be the perfect place to set up a home office for those looking for a place to work from home. Upstairs enjoy brand new broadloom flooring in the 4 spacious bedrooms, all conveniently located close to the main 4 piece bathroom. The basement is the perfect place for the kids to hangout with a large recreation and durable vinyl plank flooring. You will also find the laundry and plenty of room for storage.



PROPERTY INFORMATION

Taxes:	\$5476.77 (annual in 2023)
Lot Size (irregular lot as per GeoWarehouse):	Front: 55.25 feet South side: 125.90 feet North side: 109.92 + 34.04 feet Rear: 10.31 + 19.04 feet
Legal Description:	PCL 7-1, SEC M1193; Lot 7, Plan M1193; Scarborough, City of Toronto
Parking:	1.5-car attached garage 2-car parking in private driveway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	100 amp service
Electricity:	\$170/month – average monthly cost based on a family of 6
Gas:	\$130/month – average monthly cost based on a family of 6
Water/Waste:	\$120/month – average monthly cost based on a family of 6

Inclusions:
Fridge, stove-top, double oven, hood exhaust, dishwasher, washer, dryer, window coverings, electrical light fixtures, central vacuum/equipment, security system equipment (monitoring not included), garage door opener, built-in shelving, Leaco safe in basement, hot tub & related equipment

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Interior painting throughout home (2024)
- Luxury vinyl-tile flooring in kitchen (2024)
- New broadloom upstairs in 4 bedrooms, both staircases & living room (2024)
- Kitchen updated: new backsplash & sink faucets (2024)
- Professionally finished basement (2021)
- Roof (2018)
- Upgraded attic insulation (2018)
- Landscaping: Expansive multi-tiered back deck, retaining wall, stone pathways, front walkway and gardens (2016)

Over \$250,000 spent by previous homeowners on the solarium and dining room addition along with the kitchen, main floor bathroom and front entryway renovations

ABOUT THE COMMUNITY

There's lots to do and see in the neighbourhood (see WestRougeWaterfrontHomes.ca) with great schools, parks and the Waterfront Trail close-by. Everyone will benefit from a healthy lifestyle that the local parks and Waterfront Trail contribute to. Your family can picnic and toboggan at Adams Park, go for a bike ride along the waterfront or cool-off in the splash park at the Port Union Village Common. There are also a variety of top-notch amenities including the public library, community centre with gym facilities, skateboard park, soccer fields, playgrounds and the local shopping plaza with LCBO, Beer Store, vet clinic, doctor's offices, banking, convenience store and a variety of eateries. Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by. Don't miss out on this gem - - - homes backing to the ravine rarely become available on Cherryhill.

A pre-list home inspection has been provided by Tom Woolley from The Home Check on April 25, 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.