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ABOUT THE HOME

Welcome to this meticulously maintained, 3+1 bedroom bungalow in the Guildwood community of Scarborough. With stunning curb appeal featuring mature trees and award-winning perennial gardens, this residence has been pristinely kept inside and out and offers a clean slate for the new owner to simply move-in and make it their own. Perfect for both downsizers and families alike, the main floor features a spacious combined living and dining room with a picture window overlooking the street, letting in an abundance of natural light. The eat-in kitchen has been updated with brand-new stainless-steel appliances, Corian countertops, and white cabinetry. The three bedrooms share a convenient, main 4 piece bathroom. Walk-out to an expansive deck, perfect for entertaining family and friends while children and pets play in the fully-fenced yard. A separate side entrance provides access to the home from both the garage and from the outside through a handy mudroom that leads to the finished lower level. Here you will find 2 large, bright living areas with endless possibilities. A family room, exercise room or additional living space for multigenerational families? You decide! There is also an additional room perfect for a home office or 4th bedroom, a convenient 2-piece bathroom and a full laundry room which could be converted to a second kitchen. There is plenty of parking in the attached garage and private 4-car driveway.



PROPERTY INFORMATION

Taxes: \$4204.20 (2023)

Lot Size (as per Survey): Front: 50 feet
N depth: 100 feet
S depth: 102.29 feet

Legal Description: PCL 7-1, Sec M1024; Lot 7, Plan M1024; Scarborough, City of Toronto

Parking: 1 car parking in attached garage
4 car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air gas furnace
Central air conditioning

Electrical: 100 amp service

Inclusions: Fridge(2024), stove(2024), range hood(2024), dishwasher(2024), washer, dryer, electric light fixtures, built-in shelving, window coverings, bathroom mirrors, garage door opener, basement fridge, basement upright freezer

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Stainless steel appliances: fridge, stove, range hood, dishwasher (2024)
- Freshly painted throughout (2024)
- Furnace (2023)
- Air conditioner (2023)
- Expansive backyard deck (2023)
- Electrical panel (2023)
- Bathroom updated with new toilet and plumbing fixture (2023)
- Sliding glass doors to deck (2019)
- Exterior east side of house waterproofing by RCC Waterproofing (2017)
- Garage door (2016)
- Roof (2015)

A pre-list home inspection has been provided by Tom Woolley from The Home Check on February 15, 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.

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 and Bluffers Restaurant & Event Centre and the 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 and hair and nail salons. Nature lovers will enjoy parks, Lake Ontario, and the waterfront trail extending from Pickering to downtown Toronto. The Historic Guild Inn serves as a charming venue for special occasions and fine dining. This community perfectly combines convenience, natural beauty, and recreational opportunities for comfortable living.