



INTRODUCING
14 WEST HILL DRIVE

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ABOUT THE HOME

Welcome to 14 West Hill Drive, an impressive 4-bedroom bungalow with countless distinctive finishes, nestled on an enormous 100 by 292 foot lot in the community of West Hill. With gorgeous curb appeal, this home is set back from the street and boasts manicured gardens, stone landscaping, perennial gardens and mature trees, and offers over 4300 square feet of living space. The expansive backyard is an entertainer's delight with a large inground pool, cabana, and multiple patios and decks offering a variety of seating areas in either the sun or shade. Just imagine your family and friends enjoying barbeques and making memories all summer long in this exceptional outdoor oasis. Gardeners will love the greenhouse, potting shed and beautiful gardens. Inside the home, the grand front foyer welcomes you to your immaculate and updated home. Every detail has been looked after – just move-in and make it your own! The combined sunken living room and dining room can accommodate large groups of family and friends. The wall-to-wall windows and walk-out from the dining room to the deck extends the living space to the outdoors allowing company to flow seamlessly from one area to another. The huge, updated gourmet kitchen is the heart of the home with granite counters, black appliances, hardwood flooring and tons of cabinet space. Just off the kitchen is the convenient walk-in pantry and laundry room where you will find additional storage and the washer and dryer. The four main floor bedrooms include the magnificent primary suite with a dressing room featuring floor to ceiling built-in closets and a luxury ensuite washroom with a large skylight, dressing table, bidet and jacuzzi soaker tub. The remaining 3 bedrooms share the updated main washroom with a walk-in shower. The lower level of the home is finished with a spacious family room complete with a cozy gas fireplace, a built-in bar and a walk-out to the backyard and pool. There are two additional rooms with unlimited potential for a home office space, a 5th bedroom or exercise room. The choice is yours! A huge workshop, utility room and a full washroom with a walk-in shower completes the lower level of this home.



PROPERTY INFORMATION

Taxes: \$5636.68 (annual in 2024)
Lot Size: Front: 100 feet
 Depth: 292 feet
Legal Description: Lot 27, Plan 3355; Scarborough, City of Toronto
Parking: 2-car attached garage
 8-car parking in private driveway
Possession: 30-90 days
Heating/Cooling: Forced air gas furnace
 Central air conditioning
Electrical: 200 amp service
Electricity: \$180/month – average monthly cost based on a 12 month period
Gas: \$150/month – average monthly cost based on a 12 month period
Water/Waste: \$168/every 3 months – average cost based on a 12 month period

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, garage door opener/remote, built-in shelving, central vacuum/equipment, attached TVs, attached speakers in pool cabana (as-is), gas BBQ, basement fridge (as-is), garden shed, potting shed, greenhouse, cabana, black basement wall unit, desk in main floor office, pool & related pool equipment, ride-on lawn mower (as-is), built-in shelving in utility room, white pool lounge chairs, front hall table

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Interior painting (2024)
- Electrical upgraded for electric vehicle (2023)
- Landscaping: garden walkway & retaining wall (2021)
- Fireplace in basement (2018)
- Furnace (2016)
- Front windows & basement sliding doors
- Garage doors
- Renovated main floor bathroom
- Professionally finished basement

ABOUT THE COMMUNITY

West Hill Drive connects Lawrence Avenue to the south, with Kingston Road to the north, which makes commuting a breeze whether by car or public transit. The Guildwood GO station is conveniently located close by. There are multiple choices for eating and shopping just minutes away in any direction. Walk to the Heron Park Community Centre with a recreation centre, skating, ball diamond, tennis courts, playground and splash pad. Morningside Park, Highland Creek Park and the Colonel Danforth Off Leash Dog Park offer endless exercise opportunities for outdoor enthusiasts. University of Toronto's Scarborough Campus and Centennial College are also moments away by car. Don't miss your opportunity to own this exceptional, executive home conveniently located close to everything. This one won't last long!

A pre-list home inspection has been provided by Tom Woolley from The Home Check on May 17, 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.