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Althea Road

Features of this home:

- This home is located in the picturesque Humber River Valley neighbourhood. The Valley is an area of parkland and wonderful vistas of the Humber River. Most of these homes were built in the 1950s and 60s. A short walk to either Magwood Park or Etienne Brule Park which has a paved trail that winds along the Humber River. The trail is ideal for walking, jogging, in-line skating, cycling and cross country skiing. This truly is country living in the city!
- This immaculate semi-detached home with three bedrooms, two bathrooms and finished lower level is also just a few steps away from Florence Gell Park with a playground for your children.
- This is an incredible pie-shaped 27 foot wide lot in the front widening to 53 feet 7 inches in the rear. The depth of the lot is 121 feet and has a private drive, garage and 4-car parking.
- The home is tastefully landscaped front and rear and the backyard is fenced on all sides, perfect for backyard family barbecues. Wonderful front porch for entertaining.
- You have a potential nanny or income suite with kitchenette and bathroom in the Lower Level by way of the side-door entrance.
- You can walk to the Loblaws' store and the shops along Dundas St. West. You also have easy access to the subway at Jane and Bloor (Bloor West Village) and the new St. Clair streetcar extension.

Inclusions:

Hardwood Floors, Window coverings, Broadloom where laid, All electric light fixtures, Refrigerator, Stove, B/I dishwasher, Microwave, Exhaust Fan, Washer, Dryer, Central Vacuum System, CAC, Oversized garage, Garden shed.

Exclusions:

Living Room, Dining Room and Rear Baby's Room draperies; Refrigerator in Lower Level.

Lot Size: 27 ft in front widening to 53 feet 7 inches in rear X 121 ft with private drive

Taxes: \$2,898.00 for 2009

Possession: 60-90 Days/TBA



For more information, contact:

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MAIN FLOOR

Front entrance has coat closet and ceramic floors.
Hardwood floors throughout

Living Room

- 16' 4" X 11' 3"
- Picture Window
- Hardwood floors

Dining Room

- 11' 7" X 8' 3"
- Hardwood floors
- Sliding glass doors to patio and garden

Kitchen

- 11' 4" X 11' 2"
- Built in Limestone table in Kitchen
- Ceramic Backsplash
- Glass front cupboards
- Hardwood floors



UPPER LEVEL

Hardwood Floors on stairs and throughout second level
1-4 piece bathroom with ceramic floors

Master Bedroom

- 11' 5" x 10' 2"
- Two Closets
- Hardwood Floor

Second (Front) Bedroom

- 9' 10" x 8' 9"
- Closet
- Storage cabinet
- Hardwood Floor

Third (Rear) Bedroom

- 9' 3" X 8' 7"
- Closet



LOWER LEVEL

Side-door entrance
3 piece bathroom with ceramic floors and shower stall

Family Room

- 19' 7" X 10' 9"
- Broadloom on floor

Kitchenette

- 10' 2" X 8' 11"
- Built-in cupboards with sink

Laundry Closet

Furnace Room



Offered for sale at:
\$499,000.00

