

— 130 —
Thompson Avenue



WELCOME TO 130 THOMPSON AVENUE

Creekside Serenity in Prestigious Sunnylea

Welcome to this fabulous Cape Cod Style, one and a half storey, 5 Bathroom and 2 or 3 Bedroom home with large principal rooms, hardwood floors and an abundance of natural light and spectacular views through the many expansive windows and doors. The main floor addition showcases a beautifully renovated Kitchen with Quartz counters, built in appliances and a French Door walk out to a large, raised deck. There is a main floor Family Room, large bathroom and a separate Den, Study or Third Bedroom.

The lush and professionally landscaped property backs on to the beautiful Mimico Creek.

The setting is quiet, serene and boasts a spectacular Garden with a solid stone retaining wall and stone steps to the banks of the river, beautiful perennials, flowers, and mature trees.

The minute you step into the garden, the sounds of the city disappear, and you imagine that you are living in the country with the wonderful soothing sounds of the flowing creek and the natural surroundings, yet you are just steps to the many local amenities that await.

This fantastic, prime west end Toronto location is in the sought after and prestigious Kingsway - Thompson Orchard (Sunnylea) neighborhoods.

This home is just steps to the Bloor Subway line with a short commute to downtown Toronto and the Pearson Airport.

Situated just steps to several, excellent, Public, Private and French Elementary and High schools, and only a short walking distance to the Kingsway Shops, Bistros, Theatres, Recreation Centres, Cycling and Walking Trails, Golf Courses, and much more.

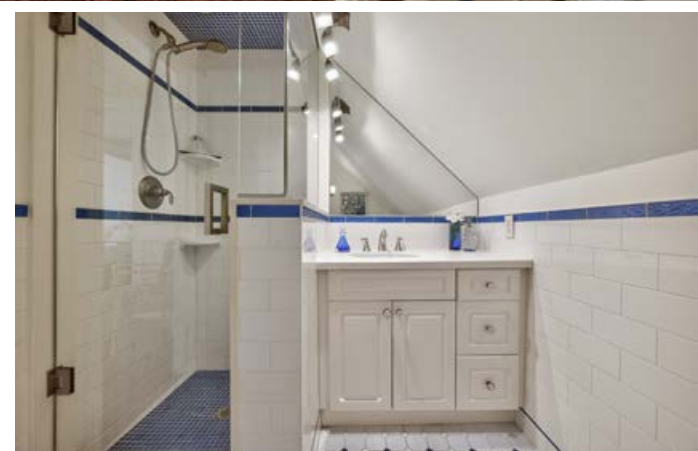
It is truly rare to find such a gorgeous property surrounded by lush greenery.

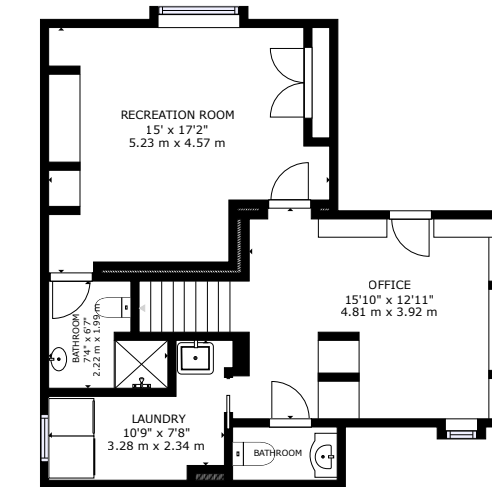
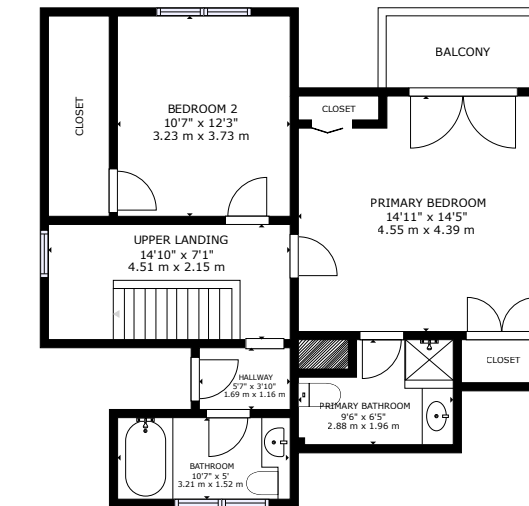
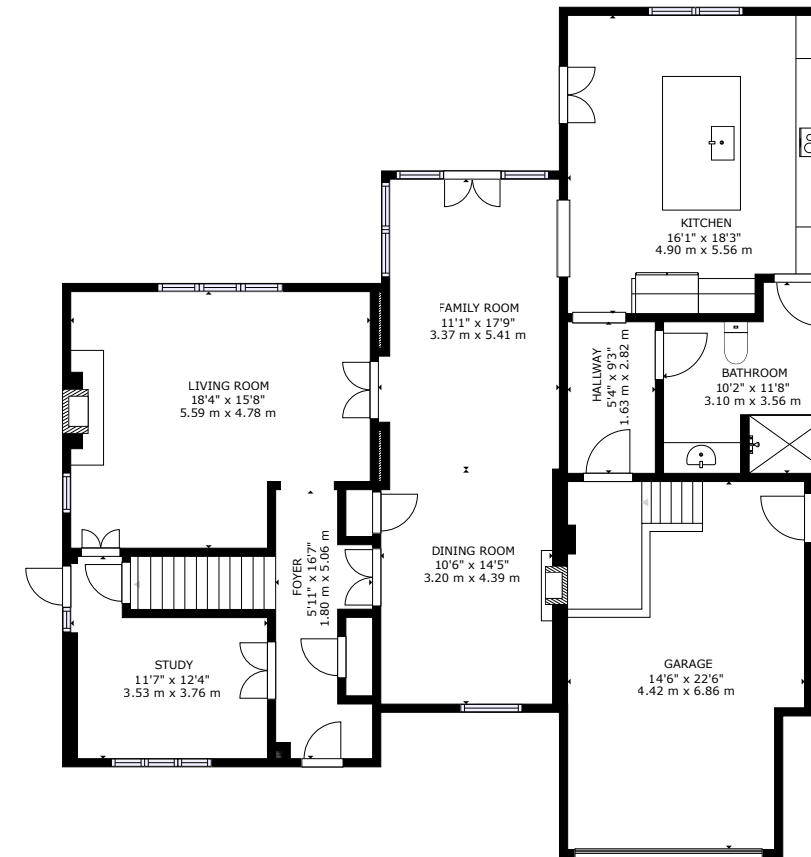
Ready to move in and enjoy.



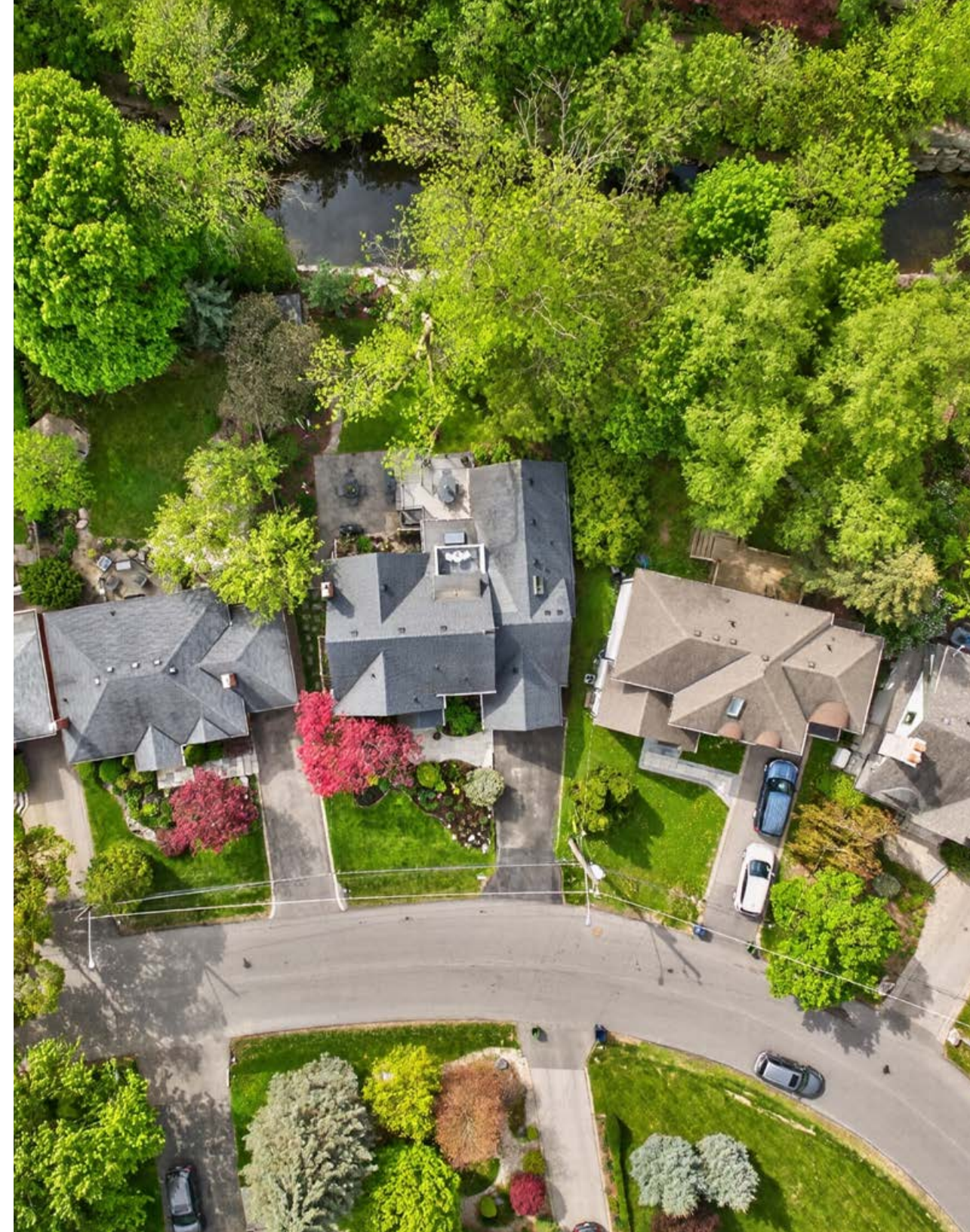








Note: Measurements & Calculations are approximate. Provided as a guideline only.



Features & Inclusions

Existing appliances: Kitchen Aid Built in fridge with Freezer Drawer, Kitchen Aid built in Double Oven, Bosch built in Dishwasher, Induction Cooktop, Microwave, Washer, and Dryer. Central Air conditioning system (2022). Sprinkler System in Front Garden. All existing light fixtures including under counter lighting and in cabinet electric appliance garage for two Kitchen Cabinets, Ceiling Fan. Gas fireplace in Recreation Room and a wood burning fireplace in the Family Room. 2 Automatic Lifts for Wheelchair Access- one located in the Garage Leading directly to the Home and the other is located outdoors from the upper Deck to the lower Patio and Garden. Skylight. Alarm System, Several sets of French Doors. Balcony on upper level with fabulous views. Automatic Garage Door with remote opener. Several convenient walk outs including back Patio, Side Garden and Garage. Armour Stone Retaining Wall and Stone Steps to the Creek. Several deep storage closets. Sump Pump, Back Water Valve, Tankless hot water heater, Gas Furnace and Equipment. (2022).



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