

525 BALLIOL ST TOWNHOME #1, BAYVIEW & DAVISVILLE

INTRODUCTION:

Wonderful Location - Minutes to Leaside - Bayview Shops, Restaurants, Bayview Extension And Transit

Beautiful Development of Seventeen Lovely Town homes With Very Low Maintenance Fees, Nestled In Stunning Landscaped Gardens With Salt Water Pool

Superb End Unit With Fabulous Windows 2290 Sq Ft, Originally Built In 1975 With Many Lovely Renovations In 2011/2012 Including Gorgeous Custom Finishing And Lovely Decor - Shows to Absolute Perfection

Underground Garage - One Car Parking Included - Above Ground Visitor Parking

Fabulous Great Room With 12' Ceilings, Two Storey Windows, Wood Burning Marble Fireplace, Hardwood Floors And Lovely Views Overlooking The Garden

Renovated Kitchen With Granite Counters, Glass Backsplash, Centre Island, Painted Cabinetry, And An Airy Dining Room O/L The Great Room And Garden

Spacious Master Suite With Hardwood Floors, Large Walk In Closet, Four Piece Ensuite, Two More Bedrooms With Hardwood Floors And Double Closets And A Main 4 Piece Bath

Beautifully Finished Ground Level With Spacious Family Room, Gas Fireplace, 2 Piece Bath and Walk- Out To Stone Terrace & Garden, Terrific/Office With 10' Ceilings and Hardwood Floors

Public School: Maurice Cody Junior, Hodgson Senior, Northern Secondary

Private Schools: BSS Girls School, UCC Boys School, The York School (CoEd), De La Salle (Co-Ed), Greenwood (Co-Ed)

KELLY FULTON, Sales Representative
Royal LePage Real Estate Services Ltd.
Johnston & Daniel Division, Brokerage

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GROUND FLOOR: *WALK OUT TO TERRACE & GARDEN*

Foyer

Double closet

Office (4th Bedroom) 10' Ceilings

13'11" x 11'5"

Hardwood floors, halogens, wall of windows & oversized sliding door

Family Room

16'3" x 11'11"

Hardwood floors, sliding glass doors to terrace & garden

Laundry Room & Furnace Room

8'10" x 6'9"

Powder Room

Slate floors

MAIN FLOOR: *FABULOUS LIGHT - TWO STOREY WINDOWS*

Great Room

18'1" x 12'8"

12' ceilings, two storey windows, wood burning fireplace, hardwood floors, lots of storage

Kitchen (open to dining room)

17'0" x 9'10"

Spacious renovated kitchen with granite counters, glass backsplash, centre island, desk area, pot lights, wonderful windows with gorgeous garden views, overlooks Great room

Dining Room

12'8" x 9'8"

Overlooks Great Room, open to kitchen

SECOND FLOOR: *SKYLIGHT*

Master Bedroom

18'1" x 13'4"

Hardwood floors, large walk in closet, wonderful treed views

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Master Ensuite

4 piece ensuite with bath/shower combination

Bedroom #2

Hardwood floors, double closet

10'11" x 8'2"

Bedroom #3

Hardwood floors, double closet

10'11" x 10'2"

4 Piece Main Bath

Tub/shower combination

LOWER LEVEL:

Utility Room

Huge storage room

13'6" x 11'4"

Loads of Storage

INCLUSIONS:

Electric Range, Stainless Maytag Dishwasher, Sensor Microwave, Profile Wall Oven, Maytag Fridge, Washer & Gas Dryer, Electric Light Fixtures (except as excluded), all window coverings

EXCLUSIONS:

Dining Room Electric Light Fixture

UPGRADES:

2012

* Kitchen - Granite Counters, Glass Backsplash, Painted Cupboards

2011

* Oak Hardwood Floors

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- * All New Staircase, Railings & Oak Handrails
- * New Solid Wood Doors & Frames Through-Out
- * Oversized Sliding Glass Door To Office/4th Bedroom
- * Porcelain Tile In Foyer
- * Wainscoting & Trim
- * Plumbing

ADDITIONAL FEATURES:

Maintenance Fee: \$560 Including - Water, Parking (One Spot), Building Insurance, Common Elements, Snow Removal, Landscaping

Parking: U/G Garage - Parking for One Car - Visitor Parking

Heating/Cooling:: Forced Air Gas & Central Air Conditioning

Possession: 30 Days or To Be Arranged

Taxes: \$4700.00 2013

Price: \$849,000

KELLY FULTON

SALES REPRESENTATIVE

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The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct

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